

Board of Supervisors Regular Meeting
Monday, September 14th, 2026 | 7:00 p.m.

Agenda

1) Call to Order, Pledge of Allegiance

Ms. Hannah called the meeting to order at 7:02 p.m.

2) Roll Call

After the Pledge of Allegiance, Mr. Gallardo called roll. Supervisors Hannah, Leighton, Gallardo, Ksiazek and Kane were in attendance.

3) Upcoming Meetings/Events

- a) Next Board of Supervisors Meeting - Monday, October 5, 2026, at 7:00 p.m.
- b) Budget Workshops – Monday, September 28th, Monday, October 19th and Monday, October 26th at 6:00p.m.
- c) Groovin' at the Gates – Saturday, September 26th, Noon to 5:00 p.m. at Forsythia Crossing Park

4) Special Items and Announcements

- a) Ovarian Cancer Month Proclamation

Ms. Hannah read the Proclamation adopting Septembers as Ovarian Cancer Awareness Month in Middletown Township

- b) Bird Town Presentation

Heidi Shiver, President of Bird Town, congratulated Middletown Township on becoming a designated Bird Town and provided an overview of the program. She discussed available resources and opportunities, as well as conservation initiatives the Township may undertake to support birds, wildlife, and the community.

Ms. Shiver noted that Middletown Township is currently designated as a Green Bird Town and may advance to Bronze, Silver, or Gold certification based on future activities.

5) Public Comment – Non Agenda Items

Almando Carrassquillo, Middletown resident, expressed concerns regarding pedestrian safety at the intersection of Laurel Oaks Drive and Langhorne-Yardley Road and the lack of a pedestrian crossing connecting the Laurel Oaks neighborhood to Middletown Community Park. Mr. Carrassquillo stated that residents have raised concerns regarding the intersection for many years and requested that the Township consider pedestrian safety improvements comparable to those provided at other

entrances to the park. He also requested interim safety measures, including a police presence during heavily attended park activities, until permanent improvements can be considered.

Lauren Lareau, Middletown resident, asked about the Township's proposed amendments to its sign regulations and expressed concerns regarding political signs located within rights-of-way, including signs that may obstruct visibility at intersections. Mr. Esposito explained that the proposed ordinance would amend regulations for temporary signs and that the Township is currently removing signs located within Township rights-of-way when reported. Ms. Lareau was advised that residents may report signs to the Township Manager's Office for review and appropriate action.

Christopher N., Middletown resident, expressed concerns regarding the Township's use of automated license plate reader cameras, including privacy, data collection and retention, potential misuse, and the use of artificial intelligence in processing collected information. Mr. N questioned the necessity of the cameras and requested that the Board reconsider the Township's contract and use of the technology.

Chief Bartorilla responded to the concerns regarding license plate reader technology and clarified that the Police Department does not utilize Flock cameras but does utilize Plate Logic license plate readers at three intersections. He stated that the Township has utilized license plate reader technology since 2013 and that it has assisted the Department in solving crimes and making timely and safe apprehensions. Chief Bartorilla further noted that the Department has a comprehensive policy governing use of the technology and does not own or monitor other cameras throughout the Township.

Eric Bruno, Middletown resident, referenced a recent Executive Order issued by Governor Shapiro regarding non-disclosure agreements associated with data center projects. Mr. Bruno asked whether members of the Board or Township staff are currently subject to any non-disclosure agreements related to Township business, excluding personnel matters. Mr. Esposito requested that Mr. Bruno submit his question in writing for review. Mr. Bruno stated that he would do so and requested a response by the next Board meeting.

Ashley Pierce, President of the Laurel Oaks Homeowners Association, expressed similar concerns regarding pedestrian safety at Laurel Oaks Drive and Langhorne-Yardley Road and asked about the process for pursuing pedestrian improvements. The Board discussed previous improvements along Langhorne-Yardley Road and advised that the Township would consult with its traffic engineer regarding the feasibility and requirements for improvements at Laurel Oaks Drive. Ms. Pierce stated that the Homeowners Association is willing to assist with the process and requested that residents be kept informed of next steps.

Sean Gregory, Middletown resident, expressed concerns regarding speeding, pedestrian safety, and police presence in the Laurel Oaks area. Mr. Gregory requested that the Township consider increased traffic enforcement, particularly around school arrival and dismissal times, as an interim safety measure. He also raised questions regarding the storage, security, and accessibility of data collected through the Township's license plate reader technology.

6) Consent Agenda Items

- a) Consideration of authorizing payment of September 14, 2026, Bills List in the amount of \$1,712,832.83.
- b) Consideration of approving the August 10, 2026, Minutes of the Public Meeting of the

Middletown Township Board of Supervisors.

- c) Consideration of awarding the 2026-2027 Bucks County Consortium Bid for Rock Salt to Riverside Construction, of Fairless Hills, PA, at the rate of \$75.00 per ton.
- d) Consideration of suspending Ordinance 337-103(D) on Saturday 9/26/26 for the purpose of hosting Beer Gardens on Township Property.
- e) Consideration of Change Order #3 for the Stormwater Pipe Lining Project in the amount of negative \$7,802.00.
- f) Consideration of Payment Certificate #2 (Final) for the Stormwater Pipe Lining Project in the amount of \$186,749.00.
- g) Consideration of Change Order #5 for the Langhorne Gables Drainage Improvements Phase II in the amount of negative \$174.32.
- h) Consideration of Payment Certificate #5 for the Langhorne Gables Drainage Improvements Phase II in the amount of \$79,524.17
- i) Consideration of approving Resolution #26-22R for an Intergovernmental Agreement to participate in Grant Application for Towns Against Graffiti.
- j) Consideration of appointing the Township Manager as Middletown Township's Open Record Officer.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to approve the consent agenda items A-J. A motion carried by a vote of 5-0.

- 7) Consideration of awarding the Base Bid and Alternates No.1 for the Hillside Avenue Drainage Improvements Project to Mayfield Site Contractors, Inc. of King of Prussia, PA, in the amount of \$524,900.00.

Mr. Kesler presented the Hillside Avenue Drainage Improvements Project, which is intended to address longstanding stormwater and flooding issues through roadway regrading and the installation of new storm drains. Five bids were received, with Mayfield Site Contractors, Inc. submitting the lowest qualified bid.

Action: Mr. Ksiazek made a motion, seconded by Ms. Kane, to award the base bid and alternate no. 1 for the Hillside Avenue Drainage Improvements project in the amount of \$524,900 to Mayfield Site Contractors Inc.

- 8) Consideration of authorizing the purchase of one (1) Schwarze A7 Sweeper Twin Engine from H.A. DeHart & Son, of Thorofare, NJ, in the amount \$383,985.00.

Mr. Gartenmayer presented the proposed purchase of a Schwarz A7 Sweeper to replace the Township's current 19-year-old sweeper. Mr. Gartenmayer explained that staff evaluated several

options and determined that the Schwarz A7 best meets the Township's needs for street sweeping and catch basin maintenance. The purchase was included in the 2026 budget and is available through COSTARS pricing in the amount of \$383,985. Mr. Gartenmayer noted the life span of up to 20 years and noted the Township might receive money for the old machine.

Action: Mr. Leighton made a motion, seconded by Mr. Gallardo, to authorize the purchase of the Schwarze A7 Tornado Air Vacuum Sweeper Twin Engine in the amount of \$383,985. A motion carried by a vote of 5-0.

- 9) Consideration of authorizing to approve a 10-year agreement with Axon Enterprise, Inc. for the implantation and operation of Axon Records as the Middletown Township Police Department's Records Management System, at a total contract of \$1,377,071.74.

Chief Bartorilla requested authorization to replace the Police Department's current records management system, CODY, with Axon Records. He explained that Axon provides a modern cloud-based platform that will integrate with the Department's existing body-worn and dash cameras and provide additional reporting capabilities. The proposed 10-year agreement totals approximately \$1.377 million and provides fixed pricing over the term. Chief Bartorilla noted that the Township secured a \$63,800 DCED grant toward the initial cost and will pursue additional grant funding. He recommended approval of the agreement as a long-term technology investment for the Police Department.

Chief Bartorilla responded to questions from the Board regarding the proposed Axon Records agreement, including costs, vendor selection, available discounts, grant funding, and the transition from CODY. He explained that the agreement covers implementation and ongoing costs for the 10-year term, with the first payment not due until the system is operational and the data conversion is completed to the Township's satisfaction.

Chief Bartorilla stated that Axon was selected based on its functionality, integration with the Department's existing Axon equipment, and suitability for a department of Middletown's size. He also noted that the Department negotiated cost savings and would continue to pursue available grant funding.

The transition is anticipated to take approximately one year and will include data migration, staff training, and support from an Axon technology specialist.

Action: Mr. Gallardo made a motion, seconded by Mr. Ksiazek, to approve a 10-year agreement with Axon Enterprise, Inc. for the implementation and operation of Axon Records as the Middletown Township Police Department's record management system, replacing the existing Cody Records Management System at a total contract value of \$1,377,71.74.

- 10) Consideration of awarding a bid for the S. Flowers Mill Road Low Clearance Improvements.

Ms. Hannah noted there were no bids received for this project, so it will be readvertised.

- 11) Consideration of approving Settlement Agreement with Pennswood Village for Stormwater Impact Fee Appeal.

Mr. Esposito presented a proposed settlement agreement with Pennswood Village regarding its appeal of the stormwater impact fee assessment for its property at 1382 Newtown-Langhorne Road.

He explained that a recent Pennsylvania Supreme Court decision determined that a similar stormwater fee constituted a tax and therefore could not be assessed against tax-exempt entities. Under the proposed settlement, the Township will not assess the fee against Pennswood Village unless future case law or legislative action permits such an assessment.

Action: Mr. Ksiazek made a motion, seconded by Mr. Leighton, to accept and execute the proposed settlement agreement with Pennswood Village resulting in the settlement of the stormwater impact fee appeal filed by Pennswood Village at Bucks County docket number 2025-071616 for the property located at 13882 Newtown Langhorne Road. A motion carried by a vote of 5-0.

- 12)** Consideration of approving and adopting proposed Ordinance #26-07 of Middletown Township amending the sign regulations within the Township Zoning Ordinance.

Mr. Esposito presented proposed Ordinance #26-07, amending the Township Zoning Ordinance regulations pertaining to temporary signs. He explained that the amendment establishes uniform regulations for temporary signs and prohibits temporary signs within rights-of-way. The ordinance was properly advertised and reviewed by the Bucks County and Township Planning Commissions. The Board also discussed public outreach and enforcement of the new regulations, including the removal of signs from Township rights-of-way and potential coordination with PennDOT regarding signs within state rights-of-way.

The Board further discussed enforcement of the proposed temporary sign regulations, including requirements for removal following an event or election. Mr. Esposito explained that signs not removed within the required timeframe are subject to the Township's zoning enforcement process, including notice and an opportunity to come into compliance, while signs located within Township rights-of-way may be removed. He emphasized that the regulations must be applied uniformly to all temporary signs. The Board also discussed signs placed on utility poles and the need to educate athletic organizations and the public regarding the new requirements through the Township's website, social media, and other outreach.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to approve and adopt the proposed ordinance #26-07 of Middletown Township amending the sign regulations within the Township zoning ordinance. A motion carried by a vote of 5-0.

- 13)** Consideration of authoring the execution of Memorandums of Understanding to address employee matters between the Township and:
- 1) Police Benevolent Association (PBA)
 - 2) The Independent Association of the Department of Public Works
 - 3) The Teamsters Union Local 107 (x2)

- 14)** Consideration of authorizing the advertisement of a Request for Proposals (RFP) for Middletown Country Club.

Ms. Tierney presented a request to advertise an RFP for a feasibility study and long-term operational plan for the Middletown Township Country Club in anticipation of the current management agreement expiring in 2028. The study will evaluate existing operations and financial performance, alternative operating models, facility and capital improvement needs, and future opportunities for the Country Club. The final study will include a recommended operating model, 10-year financial plan, capital investment schedule, and implementation roadmap to assist the Township in

determining the future management and operation of the facility. The Board thanks Ms. Tierney noting their desire to make the country club prosperous and economically viable for Middletown.

Action: Ms. Kane made a motion, seconded by Mr. Gallardo, to authorize staff to advertise the request for proposals for professional consulting services to complete the Middletown Country Club feasibility study and long-term operating plan consistent with the scope of services presented to the Board. A motion carried by a vote of 5-0.

15) Presentation of the 2027 Minimum Municipal Obligation (MMO) for Middletown Pension Plans.

Laura Hucklebridge presented the 2027 Minimum Municipal Obligation (MMO) calculations for the Township's pension plans. The non-uniform pension plan MMO is approximately \$375,000, while the police pension plan MMO is approximately \$3.7 million, for a combined total of approximately \$4.1 million. Ms. Hucklebridge noted that the Township anticipates receiving approximately \$1 million in state aid, resulting in an estimated net Township contribution of approximately \$3 million for 2027.

The Board discussed pension funding levels, state aid calculations, and the frequency of actuarial updates to mortality tables. Ms. Hucklebridge noted that funding levels above 90% are considered sufficiently funded and levels between 70% and 90% are considered satisfactorily funded. She further explained that pension valuations are performed every two years and that mortality tables are updated periodically based on current demographic data.

16) Consideration of adopting Resolution #26-23R, approving the Bucks County 2026 Hazard Mitigation Plan as the official Hazard Mitigation Plan of Middletown Township.

Mr. Welsh presented Resolution 26-23R adopting the Bucks County 2026 Hazard Mitigation Plan as the official Hazard Mitigation Plan of Middletown Township. He explained that the plan was developed through a year-long process led by Bucks County and identifies community vulnerabilities, risks, and mitigation strategies. Adoption of the plan is required for the Township to remain eligible for certain FEMA post-disaster funding and mitigation grants.

Action: Mr. Ksiazek made a motion, seconded by Ms. Kane, to adopt Resolution #26-23R, approving the Bucks County 2026 Hazard Mitigation Plan as the official hazard mitigation plan of Middletown Township. A motion carried by a vote of 5-0.

17) Consideration of approving the following 2026 Regional Development Authority (RDA)

Grant Program Application Resolutions:

- Resolution #26-24R – Police Vehicles
- Resolution #26-25R – Public Works Vehicles
- [Resolution #26-26R -Middletown Fire Department Special Services Vehicle](#)
- [Resolution #26-27R Langhorne-Middletown Fire Company Hose and Nozzle Replacement](#)
- [Resolution #26-28R Penndel-Middletown Emergency Squad Vehicle Paramedic Responder Vehicle](#)
- [Resolution #26-29R William Penn Fire Company Washer-Extractor Replacement](#)

Ms. Hucklebridge presented Resolutions 26-24R through 26-29R authorizing applications for 2026 Regional Development Authority (RDA) grant funding for police and Public Works vehicles and

equipment for the Middletown Township Fire Department, Langhorne-Middletown Fire Company, Penn-del-Middletown Emergency Squad, and William Penn Fire Company. She explained that the resolutions are required prior to submitting the grant applications and that the proposed projects will be discussed further during the Township's Capital Meeting.

The Board also discussed whether funding for the Police Department's Axon Records system should be requested through the RDA program. Mr. Hoffman recommended maintaining the proposed vehicle request based on the Township's prior success obtaining RDA funding for vehicles and the timing of the anticipated Axon payment.

Action: Ms. Hannah made a motion, seconded by Mr. Gallardo, to approve Resolution #26-24R-29R for the RDA grant applications. A motion carried by a vote of 5-0.

18) Other Business.

Mr. Espostio noted an executive session was held prior to tonight's meeting to discuss labor and litigation matters. Mr. Hoffman thanked the staff for his first month with the Township and introduced Isaac Kessler as the Township's new Assistant Township Manager.

19) Adjournment.

Mr. Leighton made a motion, seconded by Mr. Gallardo, to adjourn the meeting at 9:04 p.m.