

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda October 8, 2025 4:00 p.m.

4:00 p.m. Budget

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held October 8, 2025 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairman
	Jon Forest	Vice-Chairman
	Paul Calderaio	Member
	Dana S. Cozza	Township Manager
Not Present:	Daniel Gray	Township Engineer
	Craig A. Smith, Esquire	Township Solicitor
	Luke Rosanova	Bucks County Planning Commission
	Gary Weaver	Township Water/Wastewater Consultant

The work session began at 4:00 p.m.

Budget – Water and Wastewater Department

Mr. Clark, Director of the Water and Wastewater Department, was present along with Mrs. Pistory, Director of the Finance Department, to discuss the projected 2026 budget.

Water Capital Plan

- Mrs. Cozza explained the Water Capital Plan includes a \$40,000 rate analysis fee proposed for the water and wastewater systems with \$23,000 for water and \$17,000 for wastewater, to analyze combining water into one rate system and wastewater into 2 different rate districts. She said the proposal will be on the Board of Supervisor's October 22, 2025 meeting agenda for consideration of approval.
- Mrs. Cozza said that a 7-1/2% increase in the rates is expected, and may be adjusted with results of the rate analysis study. She said the residents have and will continue to be informed of the increase via the township newsletter, website, etc.
- Mr. Clark discussed there are 3 PFAS treatment systems at a cost of \$2 million dollars that need to be installed, and are scheduled out to 2028.
- Mr. Clark said \$378,000 is budgeted for storage tank cleaning, and grant money is being investigated to apply now for 2026. He said a grant is also being applied for the sludge removal and lagoon. Mrs. Pistory said if the township does not get a grant, a loan will be necessary.
- Mrs. Pistory said connecting all of the Cold Spring area water systems has been moved to 2028.
- Mr. Clark said they are studying running a water line down Route 202 to Buckingham Green to help with their PFAS treatment. Mrs. Cozza said Central Bucks East is building their own private well and treatment system.

Water Fund – Operating Expenses

- Mrs. Pistory explained “Management consulting” is budgeted at \$38,000 which includes \$23,000 for the rate study, and \$15,000 for a public relations person who will assist in resident education and notifications.
- Mr. Clark said that energy is the biggest expense as electricity costs continue to increase.
- Mr. Clark said there is no change to machinery or equipment immediately, but there will be once the PFAS treatment systems are installed. He explained the hardware is a metal vessel that holds the \$100,000 carbon canister (filter), and it is unknown how long the filters are effective. He said the carbon canister is taken back to the factory for regenerating after use.

Wastewater – Capital Projects

- Mr. Forest asked if there was PFAS treatment required for sewage treatment, and Mr. Clark said that President Trump’s administration had pulled back on that for now.
- Mr. Clark said that pump stations 4 and 6 expenses may be eliminated as Aqua will pay for the pump station upgrades if they accept the township’s proposal to treat the Peddler’s View (Solebury Township) wastewater. He said that Peddler’s View, which is on the Street Road border of Buckingham Township, has had a woodland spray site that is failing, and they have a lagoon from which they pump and haul sludge. Mrs. Cozza said if our township can help them, it would relieve costs to repairs for our pump stations. Mrs. Rash was in favor as it would provide township income and assist in rebuilding the system. Mr. Forest asked if the Yard section of Peddler’s Village was hooked into the Peddler’s View system, and Mr. Clark replied he will research and find out. Mrs. Cozza said the township will need intermunicipal agreements with Solebury Township for the wastewater treatment, and Mr. Clark added perhaps special counsel may also be required.
- Mr. Clark explained that 2026-2027 budget includes a \$2.3 million dollar upgrade to the Buckingham Township Wastewater Treatment Plan (near Buckingham Elementary School). He said it includes coating a tank, refacing the barn, and possibly removing half of the barn (which needs a lot of repair and isn’t used) and replacing it with a building to treat PFAS. He said this may be paid by an agreement with Aqua.
- Mr. Clark said that the cost of Lagoon Dredging has been spread over 4 years, and there may be grant money available.
- Mr. Clark said they moved the improvements to the Cold Spring Wastewater site up to 2027-2028 in order to get it done before Mr. Weaver retires from Castle Valley Consultants.
- Mr. Clark explained there is some major equipment that needs to be purchased:
 - Two spare aerators in case of breakage at a cost of \$15,000 total (the township waited 3-4 months to get one when they were last broken). Mrs. Cozza said

these are solar powered, and that pump repair kits are also needed (3 at the Kaplin site and 3 at the Lindquist site).

- In 2027 pump repair/replacement for all pump stations will be needed at a cost of \$200,000.

Wastewater Operating and Maintenance Costs

Mrs. Cozza explained that wastewater operating supplies are all of the general expenses.

- Mrs. Pistory said they added money for land maintenance. Mr. Clark reported that there are \$50,000 worth of trees that need to come down in The Ridings spray fields.
- Mr. Clark said they added \$7,000 to Chemicals (a 7% increase), due to more money needed for chlorine to combat odors provided by the aerators.
- Mrs. Pistory said the Agronomist line item has been removed as Arrow is taking over that service since our Agronomist retired.
- Mr. Clark said that electricity costs for all sites are increasing by around 10%.
- Mrs. Cozza said vehicle repairs has been increased by \$2,000 to \$8,000.
- Mrs. Cozza reported annual permit fees were increased from \$1600 to \$5000.
- Mr. Clark said the boot allowance was increased from \$150 to \$200 as that is the cost for a decent pair of boots.

Budget – Building and Codes Department

Mr. Kettler, Director of the Code Enforcement Department, was present along with Mrs. Pistory, Director of the Finance Department, to discuss the projected 2026 budget.

- Mr. Kettler explained they had budgeted for 12 new houses expected for 2025, but issued only 1 permit. He said there are 7 projects in the pipeline.
- Mr. Kettler said that basement improvements have trended downward compared to previous years, but pools are up a little bit, and current commercial fit-outs include Buckingham Friends School and Central Bucks East renovations.
- Mr. Kettler said for new commercial the Hyundai dealership is expected to begin soon.
- Mr. Kettler said they added the electrical permit last year, and that has worked out well.
- Mr. Kettler said there were a few commercial fit outs, including new commercial spaces at Heritage Center (which is full now with no vacancies).
- Mr. Kettler said new housing starts projected for 2026 include the Penn's Purchase (aka Village Housing) development, the McKee Tract, and The Estates at Furlong.
- Mr. Kettler explained that there have been 13 new Zoning Hearing Board hearings this year, as opposed to 23 last year. Mrs. Cozza said the problem are the continued hearings and expense in paying the lawyer, the township's lawyer, and court reporter fees, adding up to about \$140,000 in unrecovered fees for 2025. Mr. Kettler said that Lisa Gerhart, Zoning Officer, had been researching local

municipalities fees, and an increase would require a change to the fee schedule. Mrs. Pistory said for comparison, in 2022 the township had a \$60,000 loss, and in 2024 a \$69,000 loss. The board agreed to consider an increase in keeping with other municipalities fees, noting that by law the township cannot charge for legal fees.

- Mr. Kettler said that the Stormwater Permit Fees need to be studied, as the township sends projects 5,000+ square feet to Knight Engineering for review, and smaller projects to Keystone Consultants for review. He explained that township staff project reviews prior to distribution to consultants requires an increase in permit and zoning fees. Mr. Kettler explained that other townships have a “Grading Permit” instead of a “Stormwater Permit” and just send them all directly to the township engineer.
- Mr. Kettler explained the MS4 includes a requirement to inspect outfalls, take pictures and file reports. He said they have to be inspected within 3 days of a rainfall which takes spontaneous staff time and resources. Mrs. Cozza said tablets have been added to the budget to take out to the field.
- Mrs. Cozza said the township fee schedule includes a \$250 annual stormwater agreement fee which could be implemented and managed in-house.
- Mr. Kettler suggested that a summer intern could assist with some of these projects. Mrs. Rash said that BCATO (Bucks County Association of Township Officials) will match up to \$2,500 for a student intern.
- Mr. Kettler advised that dues and memberships should be raised as our Zoning Officer attends all Zoning Hearing Board meetings, and goes to the PSATS annual conference and other educational seminars.
- Mr. Kettler explained that the building and zoning department has been researching switching the BS&A building permit system to a BS&A Cloud system. He said they could then offer online building permit applications with the ability to pay online, have cloud hosting, and the ability to schedule inspections online (already being used by our residents). He said this would increase rates support fees from \$5000-\$6000 currently paid, and add an additional cost of \$16,000 for system implementation. Mr. Calderaio asked if a resident could still submit a hand written paper application, and Mr. Kettler said no, but they are requesting to have a monitor on the counter that staff could assist the resident with in completing the online application.
- Mr. Kettler updated the Board on the Fire Marshal truck approved in 2025, saying it is on order and may arrive by the end of this year.
- Mr. Kettler requested some new radios for the department.

Budget – Administration

- Mrs. Cozza pointed out that line 400.310 Legal has been increased due to the recent increase in conditional use applications.
- Mrs. Cozza asked if the Board would like one or two newsletters to be published in 2026, and The Board agreed on two. Mrs. Cozza said there will be an increase due to postage.

- Mrs. Cozza confirmed they will budget for 2 supervisors to attend the annual PSATS convention.
- Mrs. Cozza said Special Legal is set at \$25,000, used for conflict or extra solicitors.
- Mr. Forest noted that there was \$750 budgeted for the Electric Charging Stations, and Mrs. Cozza explained that includes service fees and processing, however the user pays for the electricity.

Budget - Finance Department

Mrs. Pistory said there is nothing new to report for the finance department.

Budget - Capital Projects

- Mrs. Cozza said the new website being considered, which includes a right-to-know software system, was in the 2025 budget at \$46,178. She said now the cost is \$47,000 to purchase the website, plus \$20,000 maintenance fee annually.
- Mrs. Cozza reported that social media platforms have been up and running this year.
- Mrs. Cozza updated the Board regarding the Buckingham Room media, both sound and visual systems with \$82,000 received for the lowest quote. Mrs. Cozza said if the Board is still interested, she will schedule a meeting with the vendor so they can listen and ask questions directly; the Board agreed to have the meeting.

8:15 p.m. The Work Session adjourned.

Approved by the Board of Supervisors on the 12th day of November, 2025.

Buckingham Township Board of Supervisors

Maggie Rash, Chairman

Jon Forest, Vice-Chairman

Paul Calderaio

Attest:

Dana S. Cozza, Township Secretary

Minutes respectfully submitted by Lori Wicen.