



Solebury Township

Capital Plan (2027-2031)

The Solebury Township Five-Year Capital Plan identifies upcoming infrastructure, equipment, facility maintenance, parks and playgrounds, and staffing needs of the Township, as well as financial projections and planning.



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Executive Overview

The Solebury Township Five-Year Capital Plan (2027–2031) provides a structured roadmap for maintaining, improving, and strategically investing in Township infrastructure, facilities, equipment, and community assets.

This Plan builds upon the Township’s strong financial foundation and reflects the priorities identified through the Comprehensive Plan Update, the Park, Recreation, Open Space & Greenways Plan, and ongoing departmental evaluations. The Township remains committed to maintaining essential services while planning responsibly for future capital needs.

Over the next five years, Solebury Township will focus on:

- Maintaining public safety readiness through planned fleet and equipment replacement.
- Sustaining the Roads & Bridges Program and protecting critical infrastructure.
- Advancing phased development of Lake Solebury and Solebury Green.
- Modernizing facilities and technology to support efficient service delivery.
- Implementing sustainability initiatives aligned with the Energy Transition Plan.
- Managing flat or modest revenue growth alongside rising operational costs.

Debt service obligations are scheduled to be fully retired by the third quarter of 2030. The years covered by this Plan represent a transitional period during which the Township must balance capital investment with fiscal discipline, ensuring flexibility as debt obligations wind down.

This Capital Plan is not a static document. It is a planning tool designed to:

- Improve long-term financial forecasting
- Reduce unexpected capital shocks
- Increase transparency to residents
- Strengthen grant competitiveness
- Protect the Township’s reserve position

The Board of Supervisors and Township Administration remain committed to responsible stewardship of public resources while investing thoughtfully in infrastructure that supports the health, safety, and quality of life of Solebury residents.

2027

POLICE DEPARTMENT

- Server Replacement / Vehicle Laptops
 - New server in 2027 and replacement of Police Car Laptops
Estimated Cost: \$50,000 (High)
- Cloud Based Services (Microsoft, RMS,) and AI
 - Expenses continue to trend upward
Estimated Cost: \$85,000 (High)
- Fixed Automated License Plate Reader
 - Enhances public safety, traffic safety, and officer safety
Estimated Cost: \$54,000 (High)
- On-going Vehicle Replacement Program and Upfitting
 - Replacement of two police vehicles annually
Estimated Cost: \$150,000 (Medium)
- Radar Guns
 - Enhances public safety, traffic safety, and officer safety
Estimated Cost: \$8,000 (Medium)
- Pre-Emption Devices
 - Enhances public safety, traffic safety, and officer safety
Estimated Cost: \$18,000 (Medium)

TOTAL ESTIMATED CAPITAL COSTS FOR 2027: \$365,000

PUBLIC WORKS

- Replacement of 1970 Road Grader
 - Three Dirt Roads to maintain, complete ditch work, and snow removal
 - Applied for LSA grant November 2025
Estimated Cost: \$450,000 (High)
\$350,000 from Capital Equipment Fund; \$100,000 from Liquid Fuels Fund
- Replacement of 2007 Six-Wheel Dump Truck
 - Current vehicle cannot haul what it was designed for; replacement required
Estimated Cost: \$200,000 (High)
- Compressor / 60-pound hammer
 - Current 1974 model runs poorly; replacement required
Estimated Cost: \$30,000 (High)

- Floor Preservation and Rust Prevention (four year project 2027-2030)
 - Floors will be epoxy covered as cracks are showing in concrete. This will extend life of floors. Rust must be removed from the bay doors and will recoated in order to extend the life of doors and parts.
Estimated Cost: \$34,000 (High)
- Oil Separation Baffle
 - Current baffle is deteriorating which affects its overall efficiency
Estimated Cost: \$20,000 (High)
- Retaining Wall
 - Armitage Road retaining wall repairs as determined by Township Engineer
Estimated Cost: \$350,000 (High)
- Road Repair
 - Creamery Road Culvert Repair as determined by Township Engineer
Estimated Cost: \$200,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2027: \$1,284,000

ADMINISTRATION / FACILITIES

- Server Replacement and On-going Computer Maintenance / Technology
 - Administration server is at capacity and in danger of failing. Replacement required. Also includes costs for the on-going computer replacement program and technology advances.
Estimated Cost: \$50,000 (Critical)
- Aquetong/Rt 202 Intersection Improvements
 - Preliminary design in 2026 – 2027; final design / permitting in 2028 - 2029. Funding must be obtained for future construction.
Estimated Cost: \$43,000 (High)
- HVAC Replacement or Modifications – Initial Portion of Project
 - Estimated amount; currently seeking proposal from Southland
Estimated Cost: \$150,000 (High)
- Audio / Video Equipment Enhancements
 - Upgrades of current or purchases of new video and recording equipment to enhance in-person and virtual meetings.
Estimated Cost: \$25,000 (Medium)
- Filing Room Organization / Digital Scanning
 - Shelving required for retained documents; scanning of Land Preservation and permanent records.
Estimated Cost: \$20,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2027: \$288,000

PARKS & RECREATION

- Sугan Road Sidewalk Extension – Initial Phase of Project
 - Sidewalk and trail extensions on Sугan Road at Route 202 to Kitchens Lane
Estimated Cost: \$500,000 (High)
- Lake Solebury Master Plan
 - Township applied for a Community Conservation Partnership Programs (C2P2) and a Greenway Trails, and Recreation Program grant in Spring 2026
Estimated Cost: \$150,000 (High)
- Bond House Renovation at Aquetong Spring Park (ASP)
 - Rehab existing residential building for adaptive re-use, provide public bathrooms, and event space.
 - A Local Share Account (LSA) grant for \$350,000 was awarded in 2025; a C2P2 grant was awarded in 2026 to fund the balance of the construction.
Estimated Cost: \$591,936 (High)
- Solebury Green Preliminary Circuit Trails – Initial Phase
 - Construction of preliminary trails in the park
 - Transportation Alternative Set-Aside (TASA) grant was awarded in 2026 for \$1,497,000
 - A parking lot is not currently included; to be completed in a future phase
Estimated Cost: \$1,123,050 (High)
- Canal Park Fence Replacement
 - Replacement of 8-foot paneled fencing along towpath abutting _____ neighborhood
Estimated Cost: \$18,000 (High)
- Hillside Replanting at Magill’s Hill
 - Removal of invasive plants, construct terracing and complete replanting with native plants. There are erosion issues with vegetation and tree removal
Estimated Cost: \$7,500 (Medium)

TOTAL ESTIMATED CAPITAL COSTS FOR 2027: \$2,390,486

PLANNING / ZONING & SUSTAINABILITY

- There are no capital expenses anticipated in the Planning / Zoning Department in 2027.

Sustainability

- Continuation of Deer Management / Red Tag Program
 - Continued stewardship of wild areas within the Township
Estimated Cost: \$65,000 (High)
- Deer Herd Reduction
 - Minimizes risks associated with overpopulation
Estimated Cost: \$87,000 (High)
- Deer Processing
 - Sustainable use of culled deer while promoting food accessibility
Estimated Cost: \$40,000 (High)
- Trout Unlimited / ASP Streambank Habitat Project
 - Trout Unlimited stream project
Estimated Cost: \$17,500 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2027: \$209,500

2027 MAJOR COST DRIVERS TOTALING \$3,864,986

▪ Solebury Green Preliminary Circuit Trails	\$1,123,050
▪ Bond House Renovation at ASP	\$ 591,936
▪ Suga Road Sidewalk Extension Project	\$ 500,000
▪ Road Grader Replacement	\$ 450,000
▪ Armitage Road Retaining Wall Repairs	\$ 350,000
▪ Creamery Road Culvert Repair	\$ 200,000
▪ Six Wheel Dump Truck Replacement	\$ 200,000
▪ Lake Solebury Master Plan	\$ 150,000
▪ HVAC Replacement or Modifications	\$ 150,000
▪ Police Vehicle Replacement Program	\$ 150,000

2028

POLICE DEPARTMENT

- On-going Computer Replacement / Technology
Estimated Cost: \$30,000 (High)
- Cloud Based Services (Microsoft, RMS,) and AI
 - Expenses continue to trend upward
Estimated Cost: \$85,000 (High)
- On-going Vehicle Replacement Program and Upfitting
 - Replacement of two police vehicles annually
 - Plus replacement of K-9 vehicles which has higher upfitting costs
Estimated Cost: \$225,000 (Medium)
- Office Remodeling / Upgrades
 - Department has outgrown current space. This project is contingent upon the Facilities Assessment taking place in 2026
Estimated Cost: \$100,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2028: \$440,000

PUBLIC WORKS

- 10-Ton Drum Roller
 - Used for dirt and gravel roads, need to compact stone on dirt roads
Estimated Cost: \$180,000 (High)
- Public Works Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for increasing demands for park maintenance
Estimated Cost: \$75,000 (High)
- Standard Dump Truck
 - Replace 2008 Dump truck, main truck for multiple uses and snow. Cab & Chassis order in late 2027
Estimated Cost: \$255,000 (High)
- Floor preservation and Rust Prevention (four year project 2027-2030)
 - Floors will be epoxy covered as cracks are showing in concrete. This will extend life of floors. Rust must be removed from the bay doors and will recoated in order to extend the life of doors and parts.
Estimated Cost: \$34,000 (High)

- Side by Side Utility Vehicle with Dump Body
 - Utilized for trail maintenance
Estimated Cost: \$50,000 (Medium)

TOTAL ESTIMATED CAPITAL COSTS FOR 2028: \$594,000

ADMINISTRATION / FACILITIES

- HVAC Replacement or Modifications – Second Portion of Project
 - Estimated amount; currently seeking proposal from Southland
Estimated Cost: \$150,000 (High)
- Aquetong/Rt 202 Intersection Improvements
 - Preliminary design 2026-2027, final design/permitting 2028-2029. Will need funding for future construction
Estimated Cost: \$350,000 (High)
- On-going Computer Maintenance / Technology
 - On-going computer replacement program and technology advances.
Estimated Cost: \$30,000 (High)
- Audio / Video Equipment Upgrades
 - Continued enhancement to video and recording equipment and installation of sound absorbing panels to enhance in-person and virtual meetings.
Estimated Cost: \$40,000 (Medium)
- Facilities Space Modifications / Upgrades
 - Modernize Administration kitchen and upgrade Admin conference room.
Estimated Cost: \$30,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2028: \$600,000

PARKS & RECREATION

- Parks & Recreation Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for special projects and grant writing.
Estimated Cost: \$75,000 (High)
- Sugan Road Sidewalk Extension – Continuation of Project
 - Sidewalk and trail extensions on Sугan Road at Route 202 to Kitchens Lane
Estimated Cost: \$750,000 (High)

- Lake Solebury Master Plan - Completion
 - Township applied for a Community Conservation Partnership Programs (C2P2) and a Greenway Trails, and Recreation Program grant in Spring 2026
Estimated Cost: \$100,000 (High)
- Solebury Green Preliminary Circuit Trails – Final Phase
 - Construction of preliminary trails in the park
 - Transportation Alternative Set-Aside (TASA) grant was awarded in 2026 for \$1,497,000
 - A parking lot is not currently included; to be completed in a future phase
Estimated Cost: \$374,350 (High)
- Playground Replacement at Pat Livezey Park
 - Current playground equipment is more than two decades old and in need of replacement
Estimated Cost: \$300,000 (Medium)
- Septic Tank Replacement at Laurel Park
 - Current tank is deteriorating and requires replacement.
Estimated Cost: \$18,000 (Medium)
- Hillside Replanting at Magill's Hill
 - Removal of invasive plants, construct terracing and complete replanting with native plants. There are erosion issues with vegetation and tree removal
Estimated Cost: \$7,500 (Medium)
- Chain Link Fence Replacement Project at Pat Livezey Park
 - Chain link fence is deteriorating and requires replacement. This is a phased replacement over a three-year period – 2028 to 2030
Estimated Cost: \$13,333 per year (Medium)
- Lake Solebury Recreational Improvements / Development
 - Preliminary designs in 2028, final design and permitting in 2029-2030. Future funding for construction will require additional funding.
Estimated Cost: \$150,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2028: \$1,788,183

PLANNING/ZONING & SUSTAINABILITY

Planning / Zoning

- Aerial Imagery Software
 - NearMap is an example of imagery software that would be beneficial to Planning / Zoning, Public Works and the Police Department. Currently, Planning / Zoning staff have previews of NearMap (through DVRPC) technology through TRAIRS (permitting software). NearMap premium services provide the ability to use the high definition photos in an oblique feature. This allows for the user to review a site from different

angles and panoramas; a property can be viewed from various angles and during different periods of the year. It is helpful in identifying potential zoning issues and assists with enforcement proceedings.

Estimated Cost: \$10,000 (Future)

Sustainability

- Continuation of Deer Management / Red Tag Program
 - Continued stewardship of wild areas within the Township
Estimated Cost: \$67,500 (High)
- Deer Herd Reduction
 - Minimizes risks associated with overpopulation
Estimated Cost: \$87,000 (High)
- Deer Processing
 - Sustainable use of culled deer while promoting food accessibility
Estimated Cost: \$40,000 (High)
- Study of Deer Populations
 - Utilize Drone Imagery software to for evaluation of efficacy
Estimated Cost: \$9,500 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2028: \$214,000

2028 MAJOR COST DRIVERS TOTALING \$2,934,350

▪ Sagan Road Sidewalk Extension Project	\$ 750,000
▪ Solebury Green Preliminary Circuit Trails	\$ 374,350
▪ Aquetong Road / Rt. 202 Intersection Project	\$ 350,000
▪ Playground Replacement at Pat Livezey Park	\$ 300,000
▪ Public Works Standard Dump Truck	\$ 255,000
▪ Police Vehicle Replacement Program	\$ 225,000
▪ Public Works 10 Ton Drum Roller	\$ 180,000
▪ HVAC Replacement or Modifications	\$ 150,000
▪ Lake Solebury Recreational Improvements /	
Development	\$ 150,000
▪ Lake Solebury Master Plan	\$ 100,000
▪ Police Dept. Office Remodel	\$ 100,000

POLICE DEPARTMENT

- On-going Computer Replacement / Technology
Estimated Cost: \$30,000 (High)
- Cloud Based Services (Microsoft, RMS,) and AI
 - Expenses continue to trend upward
Estimated Cost: \$85,000 (High)
- On-going Vehicle Replacement Program and Upfitting
 - Replacement of two police vehicles annually
Estimated Cost: \$150,000 (Medium)
- Drone Program Expansion
 - Best practices suggest having at least two drones to allow for a more effective, successful program. Will supplement the current drone program with an additional drone(s)
Estimated Cost: \$50,000 (Medium)
- Taser Replacement
 - Current tasers are reaching the end of their six year life span.
 - Will apply for grant opportunities
Estimated Cost: \$50,000 (Medium)

TOTAL ESTIMATED CAPITAL COSTS FOR 2029: \$365,000

PUBLIC WORKS

- Public Works Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for increasing demands for park maintenance
Estimated Cost: \$80,000 (High)
- Floor preservation and Rust Prevention (four year project 2027-2030)
 - Floors will be epoxy covered as cracks are showing in concrete. This will extend life of floors. Rust must be removed from the bay doors and will recoated in order to extend the life of doors and parts.
Estimated Cost: \$34,000 (High)
- Two 15 Cubic Yard Waste Containers with Tarps
 - To be utilized for brush and clean-up at Lake Solebury
Estimated Cost: \$15,000 (Medium)

- Hook Truck / Leaf Vac
 - To replace single unit leaf vac truck which is only used during the fall; new truck is more versatile.
 - Will apply for grant for partial or full cost
Estimated Cost: \$550,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2029: \$679,000

ADMINISTRATION / FACILITIES

- Aquetong/Rt 202 Intersection Improvements
 - Preliminary design 2026-2027, final design/permitting 2028-2029. Will need funding for future construction
Estimated Cost: \$180,000 (High)
- On-going Computer Maintenance / Technology
 - On-going computer replacement program and technology advances.
Estimated Cost: \$30,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2029: \$210,000

PARKS & RECREATION

- Parks & Recreation Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for special projects and grant writing.
Estimated Cost: \$80,000 (High)
- Playground Replacement at Laurel Park
 - Current playground equipment is more than two decades old and in need of replacement
Estimated Cost: \$250,000 (Medium)
- Chain Link Fence Replacement Project at Pat Livezey Park
 - Chain link fence is deteriorating and requires replacement. This is a phased replacement over a three-year period – 2028 to 2030
Estimated Cost: \$13,333 per year (Medium)
- Phase I Development of Solebury Green
 - Construction of parking lot, additional trails, foundation for pavilion, and landscaping
Estimated Cost: \$3,958,000 (Future)

- Lake Solebury Recreational Improvements / Development
 - Preliminary designs in 2028, final design and permitting in 2029-2030. Future funding for construction will require additional funding.
Estimated Cost: \$250,000 (Future)
- Lighting Replacement Project at Pat Livezey Park – Phase I
 - Replacement of athletic field lighting at lower field to align with Dark Skies Ordinance. Current lighting system is difficult to repair and is inefficient
 - Phase in over a two year period: 2029 and 2030
Estimated Cost: \$150,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2029: \$4,701,333

PLANNING/ZONING & SUSTAINABILITY

Planning / Zoning

- Aerial Imagery Software
 - Continuation of Software Program initiated in 2029 using NearMap.
Estimated Cost: \$10,000 (Future)
- New Desks for Staff
 - Purchase uplift desks to enhance employee health and boost morale. These desks allow the user to stand and have the option of walking on a walking pad.
Estimated Cost: \$12,200 (Future)

Sustainability

- Continuation of Deer Management / Red Tag Program
 - Continued stewardship of wild areas within the Township
Estimated Cost: \$70,000 (High)
- Deer Herd Reduction
 - Minimizes risks associated with overpopulation
Estimated Cost: \$87,000 (High)
- Deer Processing
 - Sustainable use of culled deer while promoting food accessibility
Estimated Cost: \$40,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2029: \$219,200

2029 MAJOR COST DRIVERS

TOTALING \$5,488,000

▪ Phase I Development of Solebury Green	\$3,958,000
▪ Public Works Hook Truck / Leaf Vac	\$ 550,000
▪ Playground Replacement at Laurel Park	\$ 250,000
▪ Lake Solebury Recreational Improvements /	
Development	\$ 250,000
▪ Aquetong Road / Rt. 202 Intersection Project	\$ 180,000
▪ Police Vehicle Replacement Program	\$ 150,000
▪ Lighting Replacement Project at Pat Livezey Park –	
Phase I	\$ 150,000

2030

POLICE DEPARTMENT

- On-going Computer Replacement / Technology
Estimated Cost: \$30,000 (High)
- Cloud Based Services (Microsoft, RMS,) and AI
 - Expenses continue to trend upward
Estimated Cost: \$85,000 (High)
- On-going Vehicle Replacement Program and Upfitting
 - Replacement of two police vehicles annually
Estimated Cost: \$150,000 (Medium)
- Handgun Replacement
 - There is a six-year life span for weapons and current guns are approaching this point. Additionally, technology for pistol sights are projected to improve.
Estimated Cost: \$30,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2030: \$295,000

PUBLIC WORKS DEPARTMENT

- Public Works Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for increasing demands for park maintenance
Estimated Cost: \$85,000 (High)
- Floor preservation and Rust Prevention (four year project 2027-2030)
 - Floors will be epoxy covered as cracks are showing in concrete. This will extend life of floors. Rust must be removed from the bay doors and will recoated in order to extend the life of doors and parts.
Estimated Cost: \$34,000 (High)
- John Deere Trail Behind Wing Mower
 - Required for increasing trail and Right-of-Way maintenance.
Estimated Cost: \$35,000 (Future)
- Forestry Mower Attachment
 - Utilized for Lake Solebury and other properties to maintain trails and fence lines.
Estimated Cost: \$30,000 (Future)

- Bridge / Culvert Crossing at Lake Solebury
 - Needed in order to gain access far side of the Lake Solebury property (over stream outlet). Will be used for security, fire, maintenance, and debris removal.
Estimated Cost: \$350,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2030: \$534,000

ADMINISTRATION / FACILITIES

- Aquetong/Rt 202 Intersection Improvements
 - Preliminary design 2026-2027, final design/permitting 2028-2029. Will need funding for future construction
Estimated Cost: \$100,000 (High)
- On-going Computer Maintenance / Technology
 - On-going computer replacement program and technology advances.
Estimated Cost: \$30,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2030: \$130,000

PARKS & RECREATION

- Parks & Recreation Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for special projects and grant writing.
Estimated Cost: \$85,000 (High)
- Chain Link Fence Replacement Project at Pat Livezey Park
 - Chain link fence is deteriorating and requires replacement. This is a phased replacement over a three-year period – 2028 to 2030
Estimated Cost: \$13,333 per year (Medium)
- Phase II Development of Solebury Green
 - Construction of parking lot, additional trails, foundation for pavilion, and landscaping
Estimated Cost: \$1,919,325 (Future)
- Lighting Replacement Project at Pat Livezey Park – Phase II
 - Replacement of athletic field lighting at lower field to align with Dark Skies Ordinance. Current lighting system is difficult to repair and is inefficient
 - Phase in over a two year period: 2029 and 2030
Estimated Cost: \$150,000 (Future)

- Lake Solebury Recreational Improvements / Development
 - Preliminary designs in 2028, final design and permitting in 2029-2030. Future funding for construction will require additional funding.
Estimated Cost: \$150,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2030: \$2,317,658

PLANNING/ZONING & SUSTAINABILITY

Planning / Zoning

- Aerial Imagery Software
 - Continuation of Software Program initiated in 2029 using NearMap.
Estimated Cost: \$10,000 (Future)
- Continuation of Deer Management / Red Tag Program
 - Continued stewardship of wild areas within the Township
Estimated Cost: \$72,5000 (High)
- Deer Herd Reduction
 - Minimizes risks associated with overpopulation
Estimated Cost: \$87,000 (High)
- Deer Processing
 - Sustainable use of culled deer while promoting food accessibility
Estimated Cost: \$40,000 (High)
- Study of Deer Populations
 - Utilize Drone Imagery software to for evaluation of efficacy
Estimated Cost: \$9,7500 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2030: \$219,250

2030 MAJOR COST DRIVERS TOTALING \$2,819,325

▪ Phase II Development of Solebury Green	\$1,919,325
▪ Bridge Culvert Crossing at Lake Solebury	\$ 350,000
▪ Lighting Replacement Project at Pat Livezey Park – Phase II	\$ 150,000
▪ Lake Solebury Recreational Improvements / Development	\$ 150,000
▪ Police Vehicle Replacement Program	\$ 150,000
▪ Aquetong Road / Rt. 202 Intersection Project	\$ 100,000

2031

POLICE DEPARTMENT

- On-going Computer Replacement / Technology
Estimated Cost: \$30,000 (High)
- Cloud Based Services (Microsoft, RMS,) and AI
 - Expenses continue to trend upward
Estimated Cost: \$85,000 (High)
- On-going Vehicle Replacement Program and Upfitting
 - Replacement of two police vehicles annually
Estimated Cost: \$150,000 (Medium)

TOTAL ESTIMATED CAPITAL COSTS FOR 2031: \$265,000

PUBLIC WORKS DEPARTMENT

- Public Works Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for increasing demands for park maintenance
Estimated Cost: \$90,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2031: \$90,000

ADMINISTRATION / FACILITIES

- Aquetong/Rt 202 Intersection Improvements
 - Preliminary design 2026-2027, final design/permitting 2028-2029. Will need funding for future construction
Estimated Cost: \$100,000 (High)
- On-going Computer Maintenance / Technology
 - On-going computer replacement program and technology advances.
Estimated Cost: \$30,000 (High)

TOTAL ESTIMATED CAPITAL COSTS FOR 2031: \$130,000

PARKS & RECREATION

- Parks & Recreation Staff
 - Salary and benefits for an additional Full-time staff member to be utilized for special projects and grant writing.
Estimated Cost: \$90,000 (High)
- Phase III Development of Solebury Green
 - Construction of parking lot, additional trails, foundation for pavilion, and landscaping
Estimated Cost: \$575,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2031: \$665,000

PLANNING/ZONING & SUSTAINABILITY

Planning / Zoning

- Aerial Imagery software
 - Continuation of Software Program initiated in 2029 using NearMap.
Estimated Cost: \$10,000 (Future)

Sustainability

- Backup Solar batteries
If the backup generators are phased out, a solar battery storage system would be required to support the recently installed solar panels. The battery system would provide backup power to the Public Works garage and salt shed.
Estimated Cost: \$150,000 (Future)

TOTAL ESTIMATED CAPITAL COSTS FOR 2031: \$160,000

2031 MAJOR COST DRIVERS TOTALING \$975,000

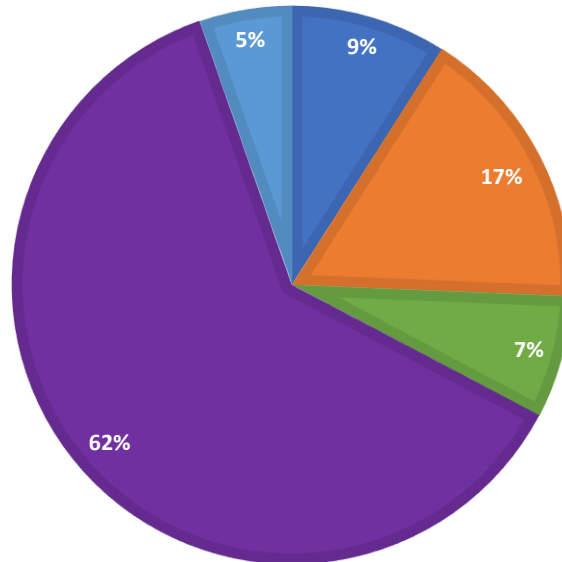
▪ Phase III Development of Solebury Green	\$ 575,000
▪ Police Vehicle Replacement Program	\$ 150,000
▪ Back up Batteries for Solar	\$ 150,000
▪ Aquetong Road / Rt. 202 Intersection Project	\$ 100,000

Department Utilization of Capital

DEPARTMENT	2027	2028	2029	2030	2031	TOTAL
Police	\$ 365,000	\$ 440,000	\$ 365,000	\$ 295,000	\$ 265,000	\$ 1,730,000
Public Works	\$ 1,284,000	\$ 594,000	\$ 679,000	\$ 534,000	\$ 90,000	\$ 3,181,000
Administration	\$ 288,000	\$ 600,000	\$ 210,000	\$ 130,000	\$ 130,000	\$ 1,358,000
Parks and Recreation	\$ 2,390,486	\$ 1,788,183	\$ 4,701,333	\$ 2,317,658	\$ 665,000	\$ 11,862,661
Planning and Zoning	\$ -	\$ 10,000	\$ 22,200	\$ 10,000	\$ 10,000	\$ 52,200
Sustainability	\$ 209,500	\$ 204,000	\$ 197,000	\$ 209,250	\$ 150,000	\$ 969,750
TOTALS	\$ 4,536,986	\$ 3,636,183	\$ 6,174,533	\$ 3,495,908	\$ 1,310,000	\$ 19,153,611

DEPARTMENT UTILIZATION OF CAPITAL

■ Police
 ■ Public Works
 ■ Administration
 ■ Parks and Recreation
 ■ Planning, Zoning, and Sustainability



Five-Year Capital Planning Notes

In every year of this five year capital plan, the capital drivers are:

1. Parks & Recreation - Development of Parks
2. Fleet Replacement – In both the Police & Public Works Departments
3. Technology Demands / Advancements – all departments
4. Maintenance and Repairs of Roads / Bridges

The plan is structured to:

1. Smooth capital expenditures annually
2. Align major projects with grant opportunities
3. Transition financial capacity as debt is retired by 2030
4. Maintain strong capital reserve levels

Cost drivers not considered in this plan:

1. Major events (storms, fires, etc.) or unexpected failures (equipment, infrastructure, etc.)
2. Outcome / recommendations found in the facility assessment that is currently under way (expected completion in 2026)
3. Recommendations of the Park, Recreation and Open Space Plan that is currently being finalized
4. Potential income from outside sponsors or donors
5. Future engineering and construction of the 202 Corridor Trail

Future Concerns

The following factors may impact the Township's financial position and capital plan execution:

- **Sluggish Earned Income Tax (EIT) Growth** - Limited organic revenue growth due to largely built-out conditions.
- **Transfer Tax Volatility** - Real estate market fluctuations can significantly impact annual revenues.
- **Debt Service Management** - Required adherence to current debt obligations through 2030.
- **Grant Dependency** - Many capital projects rely on competitive grant funding availability.
- **Inflation in Fleet, Materials, and Asphalt** - Rising costs may increase project estimates beyond initial projections.
- **Emergency Infrastructure Failures** - Unplanned failures (bridges, culverts, stormwater systems) could require immediate capital allocation.
- **Fire / EMS Funding Pressures** - Potential future need for Township's financial support for Fire and regional EMS funding stability.

Debt Outlook & Strategy

Current Debt Position

- Existing debt service obligations remain in effect through 2030
- Debt is scheduled to be fully retired by the Third Quarter 2030

Strategic Transition (Post-2030)

Following debt retirement, the Township will evaluate the following options:

- Reallocation of debt millage toward capital funding
- Rebuilding and strengthening Capital Reserve (Fund 21)
- Reducing tax burden or stabilizing future millage
- Increasing pay-as-you-go capital investments

Planning Implication

The 2027–2031 period represents a transition window where capital planning must balance:

- Continued debt obligations through 2030
- Infrastructure reinvestment needs
- Park and recreation development of currently undeveloped Township owned property
- Reserve protection strategies

Financial Projections & Assumptions

Revenue Assumptions

- Flat to modest growth in Earned Income Tax (EIT)
- Transfer tax variability year-to-year
- Declining or stabilized interest earnings compared to prior highs
- Limited expansion of tax base due to built-out conditions

Cost Assumptions

- General materials inflation: **3–4% annually**
- Employee benefits growth: **8–10% annually**
- Vehicle and equipment inflation: **8–12% annually**
- Asphalt and construction volatility impacting road program costs

Capital Planning Assumptions

- Structured fleet lifecycle replacement schedules
- Phased implementation of major projects (Lake Solebury, Solebury Green)
- Continued pursuit of grant funding to offset capital costs

Financial Strategy Outlook

- Maintain stable General Fund transfers to capital funds
- Minimize reliance on debt prior to 2030 retirement
- Preserve minimum reserve thresholds for financial stability
- Align capital spending with long-term sustainability and asset preservation