

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 24, 2025**

1. Call to Order: The November 24, 2025 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Audrey R. Ware-Jones called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chairwoman Audrey R. Ware-Jones
Vice-Chair Annette M. Long
Supervisor Tanya C. Bamford
Supervisor Candyce Fluehr Chimera
Supervisor Beth A. Staab
Township Solicitor John Walko, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief William Peoples
Fire Chief William Wiegman
Director of Finance Blaine Bergey
Director of Planning & Zoning, Marianne McConnell
Systems Administrator Favian Zendejas
Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Ware-Jones called for public comment on any item not listed on the agenda, and there was none.

4. Announcement of Executive Session: Township Solicitor John Walko, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m to discuss real estate and personnel matters. Mr. Walko stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

5. Consent Agenda:

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the minutes of the November 10, 2025 and November 14, 2025 Board meetings, the payment of bills for November 24, 2025 in the amount of \$497,267.32, Firefox Phase 2 – End of Maintenance and Shake Shack Escrow Release #2 and Start of Maintenance were approved as submitted.

Administration and Finance:

6. Presentation of the 2026 Proposed Budget: Ms. McCreary presented information on the Township's current tax base as well as the average residential property tax. Ms. McCreary also reminded residents that the North Penn School District and Montgomery County are separate taxing authorities. Ms. McCreary discussed capital investments and funds available for capital expenditures. In 2025, the capital fund is expected to have \$7,394,762 at the end of the year. In 2026, the capital fund is projected to be \$2,470,900. The current budget continues all Township services, provides fiscal stewardship, expands community engagement and continues the Township's commitment to excellence.

7. Authorization to Advertise the 2026 Budget: The proposed 2026 budget must be advertised and made available for public inspection at least 20 days before the final adoption, which must be by December 31, 2025. Ms. Ware-Jones asked for public comment on the matter. Ms. Bamford read a letter from Mr. Pelletier (Supervisor-Elect) recommending that the Board not consider the tax increase to fund an expanded fire department until a full study is completed in 2026. Other public comments from Township residents expressed concerns about the appearance of inconsistent data, the lack of ancillary numbers for items that may be needed in the future, and a significant tax increase for seniors. They also suggested that the Board adopt a conservative approach. Ms. Bamford stated that she had concerns about the process and planning, and that a comprehensive, independent fire study was needed. She would support a one mill increase to establish a fund for reserves for future fire expansion, after an independent, comprehensive study. A portion of that increase could also be allocated to the capital reserve fund, which we have discussed under the budget presentation, will require additional funding in the future. Ms. Bamford also stated that the Second Class Township Code permits a new Board to reopen the budget in January and that she intends to do so if the Board passes a vote this evening of more than a one mill increase.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and carried by a vote of 3 – 2, with Ms. Bamford and Ms. Staab voting No, the Board authorized the advertisement of the proposed 2026 budget (all funds) as being available for public inspection.

8. Authorize the Advertisement of an Ordinance for the Establishment of a Fire Tax

Ordinance: Ms. McCreary stated that, in keeping with the proposed plan for a fire tax to be levied to support the operations of the Township's fire department, the Solicitor's office has recommended that it be established via ordinance. Adoption of this ordinance will allow staff to notify the Township's tax collector to revise the real estate tax bills to show this as a separate line item, like the streetlight tax. Currently, out of the current real estate tax rate of 2.94 mills, we internally allocate .56 mills towards fire protection. Under public comment, residents questioned the total fire tax amount, which would now be 1.71 mills, as well as what the maximum number of mills was for fire protection, which is 10 mills.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and carried by a vote of 3 – 2, with Ms. Bamford and Ms. Staab voting No, the Board authorized the advertisement of an ordinance establishing a fire tax in the Township of 1.71 mills.

9. Award of Bid for Township Facilities' Waste and Single-Stream Recyclable Materials

Collection and Disposal: Ms. McCreary stated that the current three-year contract for waste and recyclable collection and disposal will expire on December 31, 2025. Staff received four bids on Tuesday, November 18, 2025. The lowest responsible bidder was Whitetail Disposal, LLC for a three-year contract commencing January 1, 2026, for \$55,828.80.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Chimera, and unanimously carried (5-0) the Board authorized a three-year contract for Township Facilities Trash and Recyclable Material Collection and Disposal to Whitetail Disposal, LLC, commencing on January 1, 2026 at the cost of \$55,828.80.

10. Award of Bids – Municibid Online Surplus Asset Sale: Mr. Bergey stated that on October 13, 2025, the Township authorized the disposal of surplus assets through Municibid, an online auction platform. The auction concluded successfully on November 11, 2025. The winning bids were as follows:

Listing ID	Surplus Asset	Winning Bid	First Name
79099994	Econolite ASC/2S Traffic Signal Controllers (Lot of 4)	\$100.00	Todd Hoy
79098827	Econolite ASC/2S Traffic Signal Controllers (Lot of 5)	\$100.00	Todd Hoy
79098235	Econolite ASC/2S Traffic Signal Controllers (Lot of 4)	\$100.00	David Cray
79095201	Root 10 ft. Power Angle Snow Plow	\$100.00	Brian Hendricks
79093395	Waterloo Toolbox & Top Chest	\$625.00	Beverly Beahn
79193230	2024 Jeep Gladiator Mojave Wheel & Tire Assemblies	\$1,050.00	Sam Digiosia
79093355	Graco LineLazer IV 5900	\$2,150.00	Dave Cornelison, Jr.
79090037	2001 Eager Beaver Tilt Deck Trailer	\$2,600.00	Jack Gormley
79201356	2014 Chevrolet Tahoe	\$2,900.00	Robert Miller
79192678	2018 Ford Police Interceptor Utility (Explorer)	\$3,155.00	Benson Ofori
79192633	2018 Ford Police Interceptor Utility (Explorer)	\$3,950.00	Faltaws Malak
79197097	2017 Ford Police Interceptor Utility (Explorer)	\$4,000.00	Faltaws Malak
79199442	2019 Ford Police Interceptor Utility (Explorer)	\$5,100.00	Faltaws Malak
79087547	2008 Chrysler 300	\$5,600.00	Thomas Dorley
79096938	2019 Exmark 72" Lazer Z	\$5,750.00	Rich Falco
79200523	2013 Dodge Charger	\$7,400.00	Christopher Huges
79198562	2018 Ford Police Interceptor Utility (Explorer)	\$7,400.00	Faltaws Malak
79081879	1995 International 4900 Dump Truck	\$10,300.00	Doug Nicholl
79083792	2012 Ford F-550 Bucket Truck	\$25,000.00	Richard Granahan
79085693	2001 Peterbilt 330 Dump Truck	\$44,322.00	James Lattanzi

The Township will receive \$131,702 from the sale of surplus assets.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the sale of the above-listed equipment to the highest bidders as noted.

11. Approval of Sale of Engine 18: Chief Wiegman stated that the department has received an official offer for the purchase of Engine 18 from the Muhlenberg Township Fireman's Relief Association, offering \$32,500.00 for Engine 18. An appraisal had been conducted estimating its worth between \$30,000 and \$50,000. Fire Line Equipment, LLC executed the listing and sale agreement. The board previously approved Fire Line Equipment, LLC, to assist with the sale of Engine 18 at a 7% commission.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the fire department's sale of Engine 18 to

Muhlenberg Township for \$32,500.00, with 7% listing and agreement fee payable to Fire Line Equipment, LLC. The listing fee would be \$2,275.00.

12. Approval of Kennel Renovations: Chief Peoples stated that the detached Police Kennel building was constructed in 1996. As part of the original project, the Police Kennel was outfitted with cabinets and a sink area intended for the care of police canines and the storage of canine equipment and food. After 29 years of continuous use, the cabinets and sink have deteriorated and are now in need of replacement. Three quotes were obtained for renovations. The lowest responsible proposal is from JJ & Son's General Construction LLC for the removal and replacement of the existing cabinets and sink area, for a total amount of \$17,375.00.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board approved the contract with JJ & Son's General Construction LLC for the removal and replacement of the existing cabinets and sink area in the Police Kennel, for a total amount of \$17,375.00.

13. Authorize the Advertisement of Proposed Ordinance #25-349 – Amendment to Chapter 140 for Mobile Food Vendors: Ms. McConnell stated that staff is requesting authorization to advertise for proposed amendments to the Montgomery Township Code, Section 140-2.C, updating provisions for mobile food vendors. Staff and consultants have had the opportunity to review the details of the proposed text amendments.

MOTION: Upon motion by Ms. Ware-Jones, seconded by Ms. Long, and unanimously carried (5-0), the Board authorized the advertisement of the proposed amendments to Chapter 140 of the Code of Montgomery Township for mobile food vendors.

14. Review of Zoning Hearing Board Application: Ms. McConnell identified the hearing application received for the December 3, 2025 Zoning Hearing Board meeting. Application #25110012 – Flagship Premium Cinemas (City Sign Services) / 750 Montgomery Glen Drive. The applicant is proposing to install four wall signs and requests a variance to allow 436 square feet of wall signage where only 350 square feet is permitted.

Board consensus was not to enter an appearance for the application, allowing the Zoning Hearing Board to render a decision based on the testimony presented.

New Business:

15. Department Reports: Each department submitted monthly reports for activity in the month of October.

16. Committee Liaison Reports: Ms. Ware-Jones reported that the Senior Committee discussed their participation in the upcoming Breakfast with Santa event on Saturday, December 13, 2025 and the Finance Committee held a special meeting on December 1st to review the proposed budget. Ms. Staab reported that the EAC discussed the no mow zones proposal. Ms. Bamford

stated that the Park Board discussed the future of the old dog park and grant opportunities for the Windlestrae House. The Sewer Authority is promoting its insurance program. Ms. Chimera reported that her committees did not meet. Ms. Long reported that the CRC Committee discussed the parking lot lights, Breakfast with Santa, Kids University and the upcoming Craft Fair. Public Safety discussed the citations from motorists passing school buses, along with the current violations of red light enforcement. Public Works reported that the leaf and yard waste curb side pickup would be on Saturday, November 29th. Chief Peoples reported that the Grays Lane PennDOT recommendation report for traffic calming had been received. The first recommendation was chicanes.

17. Adjournment: Upon motion by Ms. Ware-Jones and seconded by Ms. Staab, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary