

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JANUARY 5, 2026**

SWEARING IN OF THE ELECTED OFFICIALS:

The Honorable Andrea Duffy, District Justice, administered the Oath of Office to the newly elected Township officials: Alan Malachowski as Township Auditor; Winter Morris as Township Auditor; Tina Stoll as Real Estate Tax Collector; Eric S. Pelletier as Township Supervisor and Beth A. Staab as Township Supervisor.

REORGANIZATION MEETING

1. Call to Order: The January 5, 2026 reorganization meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Supervisor Audrey R. Ware-Jones called the meeting to order at 6:30 p.m.

IN ATTENDANCE:

Supervisor Tanya C. Bamford
Supervisor Candyce Fluehr Chimera
Supervisor Eric S. Pelletier
Supervisor Beth A. Staab
Supervisor Audrey R. Ware-Jones
Township Solicitor John Walko, Esquire
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief William R. Peoples
Director of Finance Blaine Bergey
Director of Planning & Zoning Marianne McConnell
Director of Public Works, Greg Reiff
Director of Recreation & Comm Ctr Floyd Shaffer
Director of Information Technology, Rich Grier
Recording Secretary, Deborah A. Rivas
Public Information & Admin. Asst. Ava Komasz

2. & 3. Following the Pledge of Allegiance, Ms. Ware-Jones was appointed to serve as the Temporary Chair upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried.

4. Nomination and Election of Chairwoman:

Upon nomination by Ms. Staab, seconded by Mr. Pelletier, Ms. Bamford was nominated to serve as Chairwoman. No other nominations were presented, and the Board unanimously elected Ms. Bamford to serve as Chairwoman for 2026.

5. Nomination and Election of Vice Chairwoman:

Upon nomination by Ms. Ware-Jones, seconded by Mr. Pelletier, Ms. Staab was nominated to serve as Vice Chairwoman. No other nominations were presented, and the Board unanimously elected Ms. Staab to serve as Vice Chairwoman for 2026.

6. Appointment to the Board of Auditors Vacancy: Ms. Bamford announced the Supervisor-Elect Eric Pelletier submitted his resignation from the Board of Auditors to begin his term as a newly elected Township Supervisor. Alan Malachowski recently completed his term as a member of the Board of Auditors and has offered to serve in the vacant position until the next local election.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5 – 0), the Board appointed Alan Malachowski to the Montgomery Township Board of Auditors, effective January 5, 2026, to serve an existing six-year term vacated by Mr. Pelletier, until the next local election in 2027.

7. Resolution 2026-01 – Establish Holidays, Meeting Dates, Official Appointments & Treasurer’s Bond:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board approved Resolution 2026-01 – a resolution establishing the Township Holidays for 2026, the Board of Supervisors meeting dates, the official Township appointments and setting the Treasurer’s Bond for 2026.

8. Resolution 2026-02 – Acknowledgement of Professional Appointments, Appointments to Boards, Committees & Commissions, Qualifying Depositories, Authorized Signers, Approval of Authorized Drivers and Mileage Reimbursement.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (5-0), the Board adopted Resolution #2026-02, acknowledging the professional appointments, appointing the Volunteer Committee and Board members to new terms, qualifying the depositories, authorizing bank signers, approving the list of authorized drivers, and setting the mileage reimbursement.

9. Approval of 2026 Fee Schedule:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera and unanimously carried (5-0), the Board adopted the 2026 Fee Schedule as amended, effective January 5, 2026.

10. Township Consultant Fees:

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (5-0), the Board approved the fees for 2026 for the appointed Township consultants effective January 5, 2026.

11. Approve Township Manager’s Employment Agreement:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones and unanimously carried (5-0), the Board authorized the execution of the Township Manager’s Memorandum of Agreement, effective for the period of January 1, 2026, to December 31, 2026.

12. Certify Delegate to Pennsylvania State Association of Township Supervisors:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Staab and unanimously carried (5-0), the Board certified Supervisor Eric S. Pelletier as the voting delegate to represent Montgomery Township at the Pennsylvania State Association of Township Supervisors (PSATS) Conference for 2026.

11. Appointment of Board Liaisons to Township Committees:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (5-0), the Board appointed the following Board members and staff to serve as liaisons to the following committees, boards and agencies for 2026:

- Business Development Partnership – Tanya C. Bamford
- Community & Recreation Center Committee – Eric S. Pelletier
- Environmental Advisory Committee – Beth A. Staab
- Finance Committee – Audrey Ware-Jones
- Human Relations Commission – Tanya Bamford
- Open Space Committee – Beth A. Staab
- Park and Recreation Board – Beth A. Staab
- Planning Commission – Candyce Chimera
- Police Pension Committee – Carolyn McCreary
- Public Safety Committee – Eric S. Pelletier
- Senior Committee – Audrey Ware-Jones
- Sewer Authority Board – Tanya C. Bamford
- Shade Tree Commission – Candyce Chimera

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (5-0), the reorganization meeting was adjourned at 6:47 p.m.

BUSINESS MEETING

1. Call to Order: The January 5, 2026 action meeting of the Montgomery Township Board of Supervisors was called to order by Chairwoman Bamford at 6:48 p.m.

2. Public Comment: Under public comment, a resident questioned the plan for filling the gap in the five-year plan, the updating of financial software, and paying for EV charging stations at the recreation and community center.

3. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Mr. Pelletier and unanimously carried (5-0), the minutes of the December 15, 2025 meeting, the Payment of Bills List dated January 5, 2026 in the amount of \$563,873.54, End of Maintenance for Site Improvements and Extension of Maintenance Bond for Landscaping Items for the North Wales Water Authority Tank, and Escrow Release #8 for Higher Rock Residential Development were approved as presented.

Presentation:

5. Appointment and Swearing in of Police Recruit Hannah Kloberdanz: Chief Peoples reported that a recruit hiring process was initiated on June 16, 2025 to fill a vacancy within the department's Patrol Division. Thirty-one applicants competed for the position of Recruit Police Officer in this hiring process. The process includes an application review, a physical agility test, two police oral review boards, and a background investigation (including a polygraph examination, neighborhood interviews, physical exam, psychological exam, drug testing, and employer interviews). Hannah Kloberdanz was selected as the top candidate. Hannah was born and raised in the Hatboro-Horsham area and graduated from the Hatboro-Horsham High School. Following graduation, she joined the United States Marine Corps and served for five years on active duty, where she was an Aviation Technician. While in the Marine Corps, she was promoted to the rank of Corporal before being honorably discharged at the completion of her enlistment. Hannah Kloberdanz attended the Montgomery County Community College Police Academy from June 2025 until she graduated from the police academy on December 10, 2025. Chairwoman Bamford administered the oath to Police Recruit Kloberdanz.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (5-0), the Board appointed Hannah Kloberdanz as a Recruit Police Officer in the Montgomery Township Police Department, effective January 6, 2026.

Code Enforcement:

5. Consider a Proposed Ordinance Amendment Regarding the Feeding of Animals: Ms. McCreary and Ms. McConnell reported that an email was received from a resident on Grays Lane regarding a neighbor who is feeding animals, which she believes has resulted in the destruction of her lawn and landscaping while creating a health hazard because of animal waste in her yard. The resident reached out to Supervisor Ware-Jones, who asked the Township Manager and Solicitor to review the ordinances and see if any other municipality had anything addressing this. An ordinance amendment was drafted by the Solicitor for the Board's review. Questions were raised by the Board regarding composting and how that would be affected by this ordinance. The Board agreed to table this item and ask the Environmental Advisory Committee to define what an appropriate compost receptacle would be so that it could be included in the amendment when considering it in the future.

Planning and Zoning:

6. Review of Zoning Hearing Board Application: Ms. McConnell identified the hearing application received for the January 7, 2026 Zoning Hearing Board meeting. Application #25120013 – Refuge Church of North Penn / 804 is for a variance to operate a local church within the leased space of the Montgomery Mall, which is a RS-Regional Shopping Center zoning district.

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.

Municipal Sewer Authority:

7. Advertisement of Proposed Ordinance Amendment – Sewer Rental Charges: Ms. McCreary reported that the Sewer Authority Executive Director, Shannon Drosnock, is requesting the Board’s approval to advertise an Ordinance Amendment for Sewer Rental Charges. Ms. Drosnock noted that historically, the rates have been updated by ordinance. However, this is not an industry standard, and the Authority is proposing to move towards industry standards. Section E of the ordinance drafted by the Sewer Authority Solicitor directs future rate increases to be approved by resolution of the MTMSA Board and not further adopted by ordinance.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (5-0), the Board authorized the advertisement of Ordinance #26-355 – Sewer Rental Charges.

Administration and Finance:

8. Ratification of Real Estate Tax Appeal Settlement – 506 Stump Road: Mr. Bergey reported that the assessed value of 506 Stump Road is \$1,803,010.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is \$5,480,273.56 for tax year 2025, and \$5,861,540.96 for tax year 2026. On October 30, 2024, the Board of Assessment Appeals issued a “Notice of No Change in Assessment.” The School District thereafter filed an appeal with the Court of Common Pleas. The proposed settlement between the School District and the Taxpayer is a fair market value of \$6,600,000.00 for tax year 2025. Applying the applicable Common Level Ratio, the assessed value would become \$2,030,160.00, resulting in an increase of the assessed value of \$227,150.00 for 2026.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board approved the stipulated settlement for 506 Stump Road and authorized the Township Solicitor to execute the document on behalf of the Township.

9. Opening of Accounts at Fulton Bank and PLGIT: Mr. Bergey noted that all of Montgomery Township’s funds, currently in excess of \$22,000,000, are held at Univest Bank. While those funds are collateralized under Act 72, there are potential limitations in that coverage, and as such the township has a secondary letter of credit for \$11,300,00 with the Federal Home Loan Bank of Pittsburgh. Due to a desire for diversification of at least above the letter of credit amount, as well as to have a relationship with Fulton Bank, located in Montgomery Township, and PLGIT, it is recommended that accounts are opened at those institutions. Both have interest rates comparable to that of Univest.

MOTION: Upon motion by Ms. Staab, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board authorized the opening of accounts at Fulton Bank and PLGIT, and the transfer of \$6,000,000 from the current money market account at Univest to each.

10. Reopening of the 2026 Adopted Budget: Ms. McCreary reported that the Second Class Township Code provides for the Board of Supervisors to amend the budget in January following a municipal election. The decision to reopen the budget must be made by a majority vote. The Board of Supervisors has until February 15 to adopt an amended budget. Ms. Bamford stated that the original budget included a significant tax increase, but no provision for capital reserves. Mr. Pelletier and Ms. Staab were in favor of reopening the budget. Ms. Ware-Jones and Ms. Chimera were not in favor of reopening the budget. Ms. Bamford proposed a 1.00 mill increase with .44 for fire, .45 to capital reserves and .11 to the general fund. Under public comment, Township resident Kelly Elizardo inquired how the 1.17 mills can bring in 11 new firefighters, and the .44 mills can bring in 6? Ms. Bamford stated that it was an estimate. Firefighter Anthony Rubas made a statement regarding the disappointment in losing their Fire Chief and now losing the funding to move forward with a fully staffed career department. Township resident Annette Long stated that the Board has been aware of the lack of volunteerism and the deficiencies in response times for a long time. Township resident Winter Morris stated that the Fire Chief was not pushed out, and there was a fiduciary responsibility to have a second set of eyes on the proposal. Township resident Chris Murphy stated that the Township has a great police department and public works department and he thought the fire department protected him, but now he is concerned that we don't have 24 x 7 protection. The conversation should be about safety. Township residents John Alameda and Warren Sabia stated that this has nothing to do with trust, but another set of eyes on the proposal, and this is a democracy.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and carried with a vote of (3-2), Ms. Ware-Jones and Ms. Chimera voting No, the Board authorized the reopening of the 2026 adopted Budget.

11. Amendment of the Adopted Fire Tax Ordinance 25-353: Ms. McCreary reported that the Solicitor's office prepared and advertised an ordinance establishing a fire tax in Montgomery Township. This ordinance was adopted on December 15, 2025, at the Board of Supervisors public meeting. Ms. Bamford proposed that the fire tax ordinance be set at 1.00 mill.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and carried by a vote of (3-2), with Ms. Ware-Jones and Ms. Chimera voting No, the Board authorized the advertisement to amend Ordinance 25-353, changing the millage of the Fire Tax from 1.71 mills to 1.00 mill.

12. Selection of Consultant for Fire Services Study: Ms. McCreary reported that at the August 25, 2025, Board of Supervisors public meeting, the Board discussed the merits of having a third-party independent consultant evaluate the plan brought forth by Chief Wiegman and review other options. It was also suggested that a comprehensive study of fire operations be conducted. Consensus of the majority was to obtain quotes with the Board voting 4-1 to do so and report back. Three firms were contacted. Based on recent discussions and statements during the 2026 budget presentation about the study, staff is seeking Board direction and consensus as to which consultant to contact to perform the study and to what extent. Ms. Bamford, Mr. Pelletier and Ms. Staab preferred the Center for Public Safety Management as it was the most comprehensive study. The timeline noted was six months. Ms. McCreary was requested to inquire if that timeline

could be reduced. Township resident Homer Elizardo thanked the Board for reconsidering the study, stating that they will get staffing and a capital plan for the next five years, and insights will be gained no matter what happens.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and carried by a vote of (3-2), with Ms. Ware-Jones and Ms. Chimera voting No, the Board appointed CPSM to conduct a fire services study for Montgomery Township and authorize the Township Manager to execute the agreement.

13. Adjournment: Upon motion by Ms. Bamford and seconded by Ms. Staab, the meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary