

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
FEBRUARY 9, 2026**

**1. Call to Order:** The February 9, 2026 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Tanya C. Bamford called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Chairwoman Tanya C. Bamford  
Vice-Chair Beth A. Staab  
Supervisor Candyce Chimera  
Supervisor Eric S. Pelletier  
Supervisor Audrey R. Ware-Jones  
Township Solicitor Sean Kilkenny, Esq.  
Township Manager Carolyn McCreary

**ALSO IN ATTENDANCE:**

Police Chief William Peoples  
Director of Finance Blaine Bergey  
Director of Public Works Greg Reiff  
Director of Information Technology Richard Grier  
Recording Secretary Deborah A. Rivas

**2. & 3. Pledge of Allegiance and Announcements:** Following the Pledge of Allegiance, Ms. Bamford made an announcement recognizing and celebrating February as Black History Month in Montgomery Township.

**4. Public Comment:** Ms. Bamford called for public comment on any items not listed on the agenda. A Township resident asked for an update on the five-year financial plan, Township plans to close the gap that was discussed at the budget meeting, and is the EV charging proposed for the Community and Recreational Center a viable project. The resident was instructed to email the Township Manager with his questions.

**5. Announcement of Executive Session:** Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:00 PM in person to discuss personnel matters. Mr. Kilkenny stated that the topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

**6. Consent Agenda:**

**MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the minutes of the January 26, 2026 meeting, the payment of bills for February 9, 2026, in the amount of \$1,278,396.93, and the End of Maintenance for Luv Car Wash were approved as submitted.**

**Introduction:**

**7. Environmental Advisory Committee Appointment:**

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board appointed Jamie Pizzi to the Environmental Advisory Committee to serve an existing three-year term to expire on January 1, 2029.**

**8. Senior Advisory Committee Appointment:**

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board appointed Elizabeth Cornell to the Senior Advisory Committee to serve an existing one-year term to expire on January 1, 2027.**

**Public Works:**

**9. Advertise Bids for 2026 Curb and Curb Ramps Project:**

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board authorized the advertisement of the Concrete Curb and Handicap Ramp Replacement for the 2026 Paving Project utilizing PennBid.**

**10. Advertise Bids for In-Place Paving for 2026 Road Projects:**

**MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board authorized the advertisement of the 2026 In-Place Paving Bid utilizing PennBid.**

**11. Advertise Bids for Tennis Court Improvements at Windlestrae Park – Rose Twig:**

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board authorized the advertisement of the bid for the four (4) tennis court improvements at Windlestrae Park – Rose Twig utilizing PennBid.**

**Public Safety:**

**12. Authorize FDMT 2026 Fundraising Activities:** Ms. McCreary reported that the FDMT must advise the Board annually before planned fundraising activities per the Fire Services Agreement dated February 14, 2022. The following FDMT fund-raising activities are proposed for 2026: residential fund-raising mailer in Winter 2026, business fund-raising mailer in Summer 2026, car washes in Summer of 2026, and Dine and Donate events throughout 2026. The Township has budgeted \$10,000.00 for the FDMT fundraising activities for 2026.

**MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board approved the 2026 planned fundraising activities of the FDMT and the contribution of \$10,000 to the FDMT for their fundraising activities.**

**13. Ordinance #26-356 – No Right Turn on Red on Horsham Road at Stump Road:** Chief Peoples reported that in accordance with PennDOT guidance, an ordinance is being proposed to amend the Montgomery Township Ordinance 222-11, Right Turn Prohibited on Red Signal.

The proposed amendment would prohibit right turns on red for vehicles traveling eastbound on Horsham Road and turning right onto Stump Road, as well as vehicles traveling westbound on Horsham Road and turning right onto Stump Road. During public comment, a Township resident asked why the ordinance was being adopted after the No Turn on Red signs had already been installed. Chief Peoples explained that PennDOT had installed the signage, and the intersection was currently in a grace period, so no citations or violations were being issued. The adoption of the ordinance was a formality. There was also a question about whether or not the Township makes or loses money with the red-light camera system. Chief Peoples explained that the Township neither makes nor loses money on the system. Expenses for the officers to review the footage, as well as for the appeal hearing officer are covered. Otherwise, any additional remaining funds are sent to PennDOT.

**MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Ordinance #26-356, amending Ordinance 11-222, Right Turn Prohibited on Red Signal, to prohibit right turns on red for vehicles traveling on Horsham Road, either eastbound or westbound, and turning onto Stump Road.**

**14. Proposed Traffic Calming Policy:** Chief Peoples advised that a new Traffic Calming Policy was recommended as part of a PennDOT traffic study. The Police Department reviewed several similar policies from surrounding departments, as well as Chapter 18 of PennDOT Publication 13, *Contextual Roadway Design*. After reviewing these materials, a comprehensive Traffic Calming Policy was developed using best practices identified in comparable policies. The proposed Traffic Calming Policy was reviewed at the February 4, 2026, Public Safety Committee meeting. Following the review, the Public Safety Committee endorsed the policy for forwarding to the Board for review and eventual adoption. Mr. Pelletier, the Board liaison to the Public Safety Committee, stated that the policy was well laid out. There were no further comments and it was agreed to present the policy for approval at the next meeting.

**15. Purchase of Replacement Computer Systems:** Chief Peoples reported that the police department is scheduled to replace the desktop computers assigned to the Patrol Sergeants, Highway Safety Unit, and Command Staff. These ten (10) computers have reached the end of their service life and manufacturer warranties. Funding for this capital replacement was approved in the 2026 Final Budget. A quote has been obtained from Dell Technologies, an authorized vendor under the CoStars Cooperative Purchasing Program, to provide the requested computers at a cost of \$15,748.32.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board awarded the contract for the purchase of ten (10) desktop computers from Dell Technologies, an authorized vendor under the Co-Stars Cooperative Purchase Program, in the total amount of \$15,748.32, in accordance with their submitted quote.**

### **Community and Recreation Center:**

**16. Retrofitting of Parking Lot Lights:** Ms. McCreary reported that in recent years, the parking lot lights at the Community and Recreation Center (CRC) have not provided adequate illumination. Repairs have been made when possible, but the technology is dated: the CRC is 10 years old, and the lights either do not work or provide dramatically reduced lighting. The parking lot lights were evaluated and prioritized as part of the study performed for the CRC by

D'Huy Engineering after the exterior concrete work and the replacement of the gymnasium floor, both of which were completed in 2024 and 2025 respectively. A proposal has been received from Stouch Lighting Solutions, which includes a layout of the site showing existing conditions and the results of the proposed improvements. Stouch Lighting Solutions is an approved CoStars vendor and has provided a cost for materials and installation of \$236,871,86. During public comment, a Township resident asked whether the new lighting would address the current issue in which the light shines directly into the traffic flow on Horsham Road. The Township resident also inquired how the additional \$17,000 funding needed for this project will be offset in the capital plan. Ms. McCreary explained that staff tracks this information and takes adjustments into consideration as the year progresses. In addition to projects coming in over budget, many bid projects have come in under budget to help offset the overruns. Another Township resident inquired if these lights will be solar and, if so, if generators will be needed. With a new installation, it is not anticipated that generators would be in use.

### **Parks and Recreation:**

**17. Windlestrae Farmhouse Renovation Project Discussion:** Ms. McCreary reported that a presentation was prepared by Phillips & Donovan Architects LLC in 2023 and renderings dated February 26, 2024 showing concepts for the renovation and repurpose of the farmhouse located in Windlestrae Park. Staff is now working to identify grants that this project may qualify for, including the Keystone Historic Preservation Planning and Construction Grant Program. However, to submit any grant application, it must be determined what, if anything, needs to be done to the site to make it accessible to the public. This includes the bridge, which generally serves as a pedestrian connector within the park. This ensures we have an accurate estimate of the project's cost. Ms. McCreary has asked Gilmore & Associates, the Township Engineer, to inspect the site and provide a detailed description of what would be required to make it accessible to the general public. Additionally, an updated cost estimate for improvements to the farmhouse is required. Any successful grant award will include a deadline for completing the project. Based on past discussions suggesting a non-profit called "Friends of Windlestrae Park" be established, Ms. McCreary reached out to the Solicitor's office to determine if they could prepare and submit the necessary documents to form a 501 (c) (3) to receive donations. Mr. Walko advised that it can be done and the firm has experience with other municipal clients. Ms. McCreary stated that staff is seeking Board consensus regarding the next steps outlined above and to better understand the Board's expectations and timeframe for this project. Moira Giordano, Vice Chair of the Park and Recreation Board, provided additional information on the Park Board's thoughts on the project. While members of the Park Board are excited to bring

this concept to life for the farmhouse, they also understand that the Township has many priorities and considerations about where funds need to be spent. Establishing a 501 (c) (3) will enable the Park Board to raise funds to support the project. Discussion followed. Overall, the Board was in favor of setting up the 501 (c) (3) and obtaining updated estimates for both the renovation and the overall site.

**Administration and Finance:**

**18. Ratification of Real Estate Tax Appeal Settlement – 1218 Welsh Road:** Mr. Bergey reported that the taxpayer filed an appeal for the property tax for the 2024 tax year. The assessed value of 1218 Welsh Road was initially \$2,175,620.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is \$6,128,507.04 for tax year 2024, \$6,612,826.75 for tax year 2025, and \$7,072,886.87 for tax year 2026. On October 16, 2023, after the taxpayer presented evidence, the Board of Assessment Appeals issued a “Notice of No Change in Assessment.” The taxpayer thereafter filed an appeal with the Court of Common Pleas. The proposed settlement between the School District and the Taxpayer is \$5,494,000.00, representing fair market value for tax year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$1,950,370.00, resulting in a decrease of the assessed value of \$225,250.00 for 2024.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board approved the stipulated settlement for 1218 Welsh Road and authorized the Township Solicitor to execute the document on behalf of the Township.**

**19. Ratification of Real Estate Tax Settlement – 1222 Welsh Road:** Mr. Bergey reported that the taxpayer filed an appeal for the property tax for the 2024 tax year. The assessed value of 1222 Welsh Road was initially \$5,942,380.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is \$16,739,098.59 for tax year 2024, \$18,061,945.29 for tax year 2025, and \$19,318,530.56 for tax year 2026. On October 16, 2023, after the taxpayer presented evidence, the Board of Assessment Appeals issued a “Notice of No Change in Assessment.” The taxpayer thereafter filed an appeal with the Court of Common Pleas. The proposed settlement between the School District and the Taxpayer is \$15,006,000.00, representing fair market value for tax year 2024. Applying the applicable Common Level Ratio, the assessed value would become \$5,327,130.00, resulting in a decrease of the assessed value of \$615,250.00 for 2024.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Chimera, and unanimously carried (5-0), the Board approved the stipulated settlement for 1222 Welsh Road and authorized the Township Solicitor to execute the document on behalf of the Township.**

**20. Adoption of the 2026 Budget:** Ms. McCreary reported that the 2026 operating budget, which had been approved at the December 15, 2025 Board of Supervisors meeting, was reopened at the January 5, 2026 meeting per Section 3202(d) of the Second Class Township Code, allowing for the Board of Supervisors to amend the budget in January following a

municipal election. The previous budget was then revised by staff at the Board's direction, and an authorization to advertise the revised budget was passed at the January 26 meeting. Mr. Bergey outlined the highlighted portions of the budget that were changed in accordance with the Board's amendments.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and approved by a vote of 3 to 2, with Ms. Chimera and Ms. Ware-Jones voting No, the Board adopted the 2026 Budget for all funds with operating expenditures totaling \$34,640,400.**

**21. Adoption of Ordinance 26-357 – Establishing a Fire Tax:** Ms. McCreary reported 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 prepared and advertised an ordinance establishing a fire tax in Montgomery Township. Adoption of the ordinance allows the Township 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. In 2025, there was an internal allocation of .56 mills towards fire protection; this ordinance will add .44 mills to this for a total of 1.00 mills, and will formally allocate it to the Fire Protection Fund.

**MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and approved by a vote of 3 to 2, with Ms. Chimera and Ms. Ware-Jones voting No, the Board adopted Ordinance 26-357, formally establishing a fire tax in Montgomery Township.**

**22. Adopt Resolution 2026-03 – Establishing the Real Estate Tax Millage:** Ms. McCreary reported that the Board of Supervisors authorized the reopening of the 2026 budget at the January 5<sup>th</sup> public meeting. The budget and real estate tax millage were amended based on the Board's direction and presented at the January 26<sup>th</sup> public meeting. The Board voted to authorize the advertisement of the amended 2026 budget as being available for public inspection. With the adoption of the 2026 amended budget, the Board must now establish the real estate tax millage for 2026.

**MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and approved by a vote of 3 to 2, with Ms. Chimera and Ms. Ware-Jones voting No, the Board adopted Resolution 2026-03, establishing the real estate tax millage for 2026 at 3.94 mills.**

### **Old Business:**

Ms. Staab reported that the Board had previously discussed adopting a proposed ordinance on the feeding of wildlife. Ms. Staab presented the topic to the Environmental Advisory Committee, and they discussed the definition of a compost bin, a question raised by the proposed ordinance. However, the committee felt that an ordinance was premature at this time and they would advise the Board to educate the residents about the dangers of feeding wildlife. Ms. Ware-Jones was in favor of the education piece, but also wanted to see an ordinance in place. Ms. Chimera and Mr. Pelletier preferred the education suggestion over an ordinance.

A Township resident inquired if a firm was hired for the fire study, and if so, are they looking at the staffing first as a priority over the equipment, facilities, etc. needed. Ms. McCreary did respond that the firm has been hired and they are focusing on staffing, as well as other requirements in the study.

Mr. Pelletier thanked Mr. Reiff and his team at the Public Works Department for doing an outstanding job with the difficult snow and ice storm. Mr. Pelletier encouraged residents to work together in our communities to clear sidewalks and fire hydrants and help your neighbors.

**23. Adjournment:** Upon motion by Ms. Bamford and seconded by Ms. Staab, the meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary