

**MINUTES OF MEETING  
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS  
NOVEMBER 8, 2021**

**1. Call to Order:** The November 8, 2021 public meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Vice-Chairman Matthew W. Quigg called the meeting to order at 7:00 p.m.

**IN ATTENDANCE:**

Vice Chair Matthew W. Quigg  
Supervisor Candyce Fluehr Chimera  
Supervisor Annette M. Long  
Supervisor Beth A. Staab  
Township Manager, Carolyn McCreary  
Township Solicitor, Sean Kilkenny, Esq.

**ALSO IN ATTENDANCE:**

Police Chief, J. Scott Bendig  
Director of Fire Services, William Wiegman  
Director of Finance, Brian Shapiro  
Director of Planning Bruce Shoupe  
Director of Rec. & Community Ctr. Floyd Shaffer  
Director of Administration & HR, Ann Shade  
Information Tech Wesley Whitaker  
Recording Secretary, Deborah A. Rivas  
Public Information Coordinator, Derek Muller

**ABSENT:**

Chair Tanya C. Bamford

**2. & 3. Pledge of Allegiance and Announcements:** Following the Pledge of Allegiance, the following announcements were made by Mr. Quigg:

- On November 12<sup>th</sup> -14<sup>th</sup> Montgomery Township will host the 2021 United States Police Canine Association Region 6 “Police Dog 1” Field Trials. This event will be held at Windlestrae Park and is open to the public to view during the certification events.
- The annual Toys for Tots Drive is underway. With supply chain issues possibly affecting the holiday shopping season, we’re asking residents to purchase toys now to support the Marine Toys for Tots Foundation drive. Toys will be collected now through December 15<sup>th</sup>.

**4. Public Comment** – Amy Hanson of 116 Gwynmont Circle stated that back in July, the Board declined to take any action on allowing the raising of backyard chickens in the Township and recommended that residents apply to the Zoning Hearing Board to seek a variance. Since that time, Ms. Hanson completed an application for the Zoning Hearing Board, as well as prepared detailed exhibits but could not get any further in the process. She indicated that after speaking with ten different attorneys with ten differing opinions, it was agreed that the Zoning Hearing Board would reject the request outright because the way the code is currently written. Ms. Hanson asked the Board to consider adding R-2 Residential to the code to permit backyard chickens. Ms. Staab thanked Ms. Hanson for staying on task and understands her frustration. Ms. Staab stated that she would like to see the Board approve something to permit any size lot to consider having backyard chickens so that the Zoning Hearing Board can permit exceptions when applications are made.

**5. Announcement of Executive Session** – Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in an Executive Session prior to this public meeting at 6:45 p.m.

to discuss one litigation matter. Mr. Kilkenny stated that the topic discussed is a legitimate subject of an Executive Session pursuant to the Commonwealth of Pennsylvania's Sunshine Law.

#### **6. Consent Agenda:**

**MOTION: Upon motion by Mr. Quigg, seconded by Ms. Chimera and unanimously carried, the minutes of the October 25, 2021 meeting, the minutes of the Budget Worksessions of October 13, 27 and 28, and the Bills List dated November 8, 2021 were approved as presented.**

**7. Presentations: 2022 Montgomery Township Municipal Sewer Authority Budget** – Shannon Drosnock, Executive Director of the Municipal Sewer Authority presented the 2022 budget. Christopher Kelm, Chair of the Sewer Authority Board was also present. Ms. Drosnock indicated that revenues are rebounding from 2020 and expenses are 5% under budget. Capital projects were reviewed and for the 11<sup>th</sup> straight year, there will be no rate increase.

#### **Public Safety & Public Works:**

#### **8. Sale of Municipal Equipment by Online Auction:**

**MOTION: Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried, the Board authorized the sale of the following equipment through the online auction company Municibid:**

- Public Works Department – 2006 Ford F-350 with Snowplow; 2000 Ford F550 Dump Truck with Salt Spreader & Plow; and 1997 Gravely Walk-Behind Mower with a 50" Cut
- Police Department – Laser Technology Inc. 2008 Mapping Unit; ITC Traffic Ace Classifier; Trax Mite Traffic Counter; ENRADD Speed Device Unit; and 2013 Ford Police Interceptor.
- Fire Department – 2002 E-One Rear Mount Platform Ladder Truck

#### **9. Award of Stump Road Sidewalk Bid:**

**MOTION: Upon motion by Ms. Long, seconded by Ms. Staab and unanimously carried, the Board awarded the bid to install sidewalk, ramps and a crosswalk along Stump Road between Gwynedd Lea and Newport Lane to Drumheller Construction Co., Inc. for a cost of \$34,907.00.**

#### **Administration & Finance:**

**10. Montgomery Mall Real Estate Tax Appeal Settlement:** Ms. McCreary reported that the property owner of 804 Bethlehem Pike (Montgomery Mall) filed an assessment appeal in 2018. The property is comprised of three tax parcels. Based upon the risks and costs of litigation the

parties have decided it is in their best interests to settle this matter. The proposed stipulated settlement has been approved by the North Penn School District and the property owner. The new assessed valuation of the property will result in a refund by the township for tax years 2019, 2020, and 2021 totaling \$148,293.79. Ms. Long inquired if the mall is sold, can the property be reassessed, and Mr. Kilkenney indicated that it could.

**MOTION: Upon motion by Ms. Chimera, seconded by Mr. Quigg and unanimously carried, the Board approved the stipulated settlement for 804 Bethlehem Pike and authorized the Township Solicitor to execute the settlement stipulations.**

**11. Presentation of the 2022 Proposed Budget:** Ms. McCreary reviewed details of the 2022 budget process, noting that proposed capital projects and expenditures were presented on September 27, 2021, with worksessions held on October 13, 27 and 28, and in an Executive Session held on October 12 to discuss personnel matters. Ms. McCreary stated the budget is a tool for the staff, reflecting the Board's priorities and who we are, what we value. It also reflects the Township's obligations to provide public safety, emergency services, public works, and recreational opportunities residents expect.

She noted included in the presentations made at the budget worksessions in October were highlights of each department's accomplishments and operations in 2021 as well as their goals for 2022 and how many of the proposed capital expenditures tied into these goals.

She pointed to the memo that accompanied the proposed budget, stating it was detailed by fund, explaining sources of revenue, primary expenditures, and any substantive activity for 2022. In the case of the General Fund it was broken down by department and its operational expenditures are decreasing by \$50,000 in 2022.

A key point in the 2022 budget is a recommended 1 mill tax increase. Ms. McCreary stated she and Mr. Shapiro had studied the numbers, looking at past activity and trends before deciding this was the most prudent action for the Board to consider. This recommendation is based on three outstanding issues related to normal operations, the fire services budget, the operations of the community and recreation center and the debt service related to the community and recreation center and the general obligation note which will be used for the capital and infrastructure needs over the next five years. These three issues have impacted the General Fund with a proposed transfer of \$1.83 million to these funds, reducing the projected fund balance in the general fund of about \$3 million at the end of 2022. This is a 30% decrease and if we continue to transfer at this rate, the fund balance would be reduced to zero before the end of 2024. The 1 mill tax increase would generate about \$1.9 million which would solely be used to offset the shortfalls in the Debt Service, Fire and CRC funds.

Ms. McCreary reminded the Board that in 2003 when the Township enacted the earned income tax for which it receives .5% it reduced the real estate tax rate from 1.60 to 1.52 mils, and reduced it further in the next three years to its current 1.49 mils. She shared a chart showing the Township real estate tax rate is 30<sup>th</sup> out of 38 townships in Montgomery County, noting several of the

townships with lower rates have no Police Department, instead relying on state police, and two townships collect \$9 and \$10 million of earned income tax respectively. She stated the ability to maintain this position was also due in part to the residential and commercial growth in the Township resulting in a higher assessed valuation. However, the assessed valuation has dropped 2.5% and that is before the Montgomery Mall's tax appeal has been finalized.

Currently the Township's real estate tax represents 4.5% of a resident's tax bill with the County being about 12% of it and the North Penn School District comprising the remaining 83.5%.

Ms. McCreary completed her presentation and answered questions from the Board.

**MOTION: Upon motion by Mr. Quigg, seconded by Ms. Chimera and unanimously carried, the Board authorized the advertisement of the proposed 2022 budget (all funds), including a 1 mill tax increase, as being available for public inspection.**

**Other Business:**

**15. Adjournment:** There being no other business, upon motion by Ms. Chimera and seconded by Ms. Long, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary