MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JUNE 22, 2026

1. Call to Order: The June 22, 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:	**ALSO IN ATTENDANCE**:
Chairwoman Tanya C. Bamford	Police Chief William Peoples
Vice-Chair Beth A. Staab	Director of Finance Blaine Bergey
Supervisor Candyce Chimera	Director of Public Works Greg Reiff
Supervisor Eric S. Pelletier	Director of Information Tech Richard Grier
Supervisor Audrey R. Ware-Jones	Director of Rec. & Comm Ctr. Floyd Shaffer
Township Solicitor Sean Kilkenny, Esq.	Director of Planning & Zoning Jesse Hill
Township Manager Carolyn McCreary	Recording Secretary Deborah A. Rivas

2.& 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Chairwoman Bamford announced that Montgomery Township recognizes the Juneteenth holiday, observed annually on June 19, which commemorates the emancipation of enslaved African Americans in the United States. Ms. Bamford also announced that Montgomery Township is proud to recognize Pride Month. Observed each June to recognize the history, contributions, and enduring impact of lesbian, gay, bisexual, transgender, and queer individuals and communities. Ms. Bamford also announced that the Board of Supervisors will meet only once each month in July and August, July 13th and August 10th. Announcements were also made for upcoming Township events, such as Summer Concerts and National Night Out.

4. Public Comment: There was no public comment from the audience.

5. Consent Agenda:

> **MOTION: Upon a motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the minutes of the June 8, 2026 meeting and the payment of bills for June 22, 2026 in the amount of $707,977.18 were approved as submitted.**

Recognition:

6. Swearing in New Police Officer Christian Milburn: Chief Peoples reported that a recruit hiring process was initiated on January 19, 2026 to fill a vacancy within the department's Patrol Division. Sixty-eight 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). Christian Milburn was selected as the top candidate. Officer

Christian Milburn was born and raised in Collegeville, PA, where he graduated from Perkiomen Valley High School in 2015. Christian attended the Montgomery County Police Academy and graduated in 2026. Chairwoman Bamford administered the oath to Police Recruit Milburn.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Ware-Jones and unanimously carried (5-0), the Board appointed Christian Milburn as a Recruit Police Officer in the Montgomery Township Police Department, effective June 23, 2026.

Planning and Zoning:

7. Vacation of a Portion of Stump Road: Ms. McCreary reported that as part of the approved land development application of LymphaCare, the Township has agreed to vacate a portion of Stump Road that was vacated when the road was realigned. The portion identified is approximately 5,162 square feet or .119 acres. A map of the area is attached to the ordinance as an exhibit, along with the legal description. Notes of testimony were taken by Court Reporter, Tim Kurek. Zachary Morano, Esquire, represented the applicant.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (5-0), the Board adopted Ordinance No. 26-360, vacating a former portion of Stump Road that was a result of the road realignment and no longer used by the Township for roadway purposes.

8. **Review of Zoning Hearing Board Applications:** Mr. Hill provided the Board with a summary of the application before the Zoning Hearing Board for their July 1, 2026 meeting. The Board decided to remain neutral on the application and let the Zoning Hearing Board render a decision based on the testimony presented.

Presentation:

9. Review of the 2025 Audit Results – Maillie, LLP – Mr. Bergey introduced Matt Weed of Maillie, LLP, who presented a summary of the 2025 Audit Results for Montgomery Township. Mr. Weed stated that the audit was a clean and smooth process and no instances of noncompliance material to the financial statements of the Township were disclosed during the audit. In addition, no significant deficiencies or material weaknesses relating to the audit of the financial statements were identified during the audit. Additional detailed information was provided during the presentation.

Public Safety:

10. Adoption of Ordinance No. 26-359 - Amendment for No Turn on Red: Chief Peoples reported that the Highway Safety Unit is proposing an amendment to Montgomery Township Ordinance 222-11, *Right Turn Prohibited on Red Signal.* The proposed amendment would prohibit right turns on red for southbound vehicles on the

U.S. 202 Parkway turning right onto Horsham Road. This amendment is being recommended in accordance with PennDOT guidance.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (5-0), the Board adopted Ordinance No. 26-359, amending Section 222-11, to add right turn on red prohibitions on the U.S. Route 202 Parkway, turning right onto Horsham Road.

Parks and Recreation:

11. Proclamation of Parks and Recreation Month and Parks and Recreation Professionals' Day: Ms. McCreary announced that a proclamation recognizing July as Parks and Recreation Month and July 17 as Pennsylvania Parks and Recreation Professionals' Day was prepared for the Board's consideration. Ms. Staab read the full proclamation.

MOTION: Upon a motion by Mr. Pelletier, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted the proclamation recognizing July as Parks and Recreation Month and July 17 as Pennsylvania Parks and Recreation Professionals' Day.

Administration and Finance:

12. Ratification of Real Estate Tax Appeal Settlement – 801 Bethlehem Pike – Mr. Bergey reported that the property at issue is situated on 41.9 acres and is owned by RE Airport Square LLC ("the Taxpayer"). The property is improved with a shopping center. The School District filed an appeal for the property tax for the 2024 Tax Year. The assessed value of 801 Bethlehem Pike is $23,402,840.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is $65,923,492.96 for Tax Year 2024 (CLR of 35.5%); $71,133,252.28 for Tax Year 2025 (CLR of 32.9%); and $76,082,054.62 for Tax Year 2026 (CLR of 30.76%). On October 23, 2023, after the School District presented evidence, 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 negotiated between the School District and the Taxpayer is a fair market value of $74,160,000.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become $26,326,800.00, resulting in an increase of the assessed value of $2,923,960.00 for 2024. The fair market value for 2025 would become $75,000,000.00, resulting in an increase of the assessed value of $1,272,160.00 for 2025. The fair market value and assessed value would return to the current value for tax year 2026, which is a fair market value of $76,082,054.62 and an assessed value of $23,402,840.00, resulting in no change for 2026.

Based on the proposed settlement, should the Township agree to it, the Taxpayer will owe an additional $12,336.59 for the 2024-2025 tax years.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board approved the stipulated settlement for 801 Bethlehem Pike and authorized the Township Solicitor to execute the document on behalf of the Township.

13. Approval for 2025 General Fund Surplus Fund Balance: Mr. Bergey reported that during 2025, the General Fund balance increased from $9.3 to $10.8M. The Township's policy is to retain a balance of at least 20 – 25% in the General Fund, and it has been the practice of the Board to transfer the operating surplus to the Capital Reserve fund for future capital projects. Staff is recommending that the $1,495,225M increase in the General Fund balance be transferred to the Capital Reserve Fund.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (5-0), the Board approved the transfer of $1,495,222M in the General Fund Balance to the Capital Reserve Fund.

New Business:

14. Department Reports: Each department submitted monthly reports for activity in the month of May. The review of the 2025 audit will serve as the Finance Department report for this month.

15. Committee Liaison Reports: Ms. Ware-Jones reported that the Senior Committee has a newly established Walking Group that walks two times per week. At the last meeting, the members discussed the committee's future direction and those members who are leaving. There will be no meeting in July. Ms. Staab reported that the Park Board did their first park cleanup at Autumn Woods on May 29th. The group picked up a lot of discarded plastic during the event. The EAC planted the pollinator garden at the Community and Recreation Center. Ms. Shaffer is watering it and things are beginning to grow. Ms. Bamford reported that the BDP hosted the new owners of the Joseph Ambler Inn, who shared renovations and future plans for the site. Habitat for Restore also attended the meeting. Chief Peoples made a presentation on fraud for the group. The MTMSA hosted a golf outing to raise funds for their scholarship program. Mr. Pelletier reported that the Public Safety Committee did not meet. Ms. Chimera reported that the Planning Commission discussed the Data Center Ordinance, and the Shade Tree Commission discussed ideas on how to get more people involved in the Shade Tree Commission. November 6, 2026 was selected as the date for their annual Community Workshop.

16. Adjournment: There being no old business or new business to come before the Board, the meeting was adjourned at 7:40 p.m. upon motion by Ms. Bamford and seconded by Mr. Pelletier.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary