MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
AUGUST 10, 2026

1. Call to Order: The August 10, 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 Recreation & Comm. Ctr Floyd Shaffer
Supervisor Eric S. Pelletier	Director of Public Works Greg Reiff
Supervisor Audrey R. Ware-Jones	Director of Planning & Zoning Jesse Hill
Township Solicitor Sean Kilkenny, Esq.	Director of Information Technology Richard Grier
Township Manager Carolyn McCreary	Recording Secretary Deborah A. Rivas

2. & 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Ms. Bamford announced that several staff members of the Public Works Department were recently promoted: Scott Young promoted to Park Foreman, Bryan Waryga promoted to Assistant Road Foreman, and Dave Fulton promoted to Assistant Facilities Foreman. New businesses were welcomed to the Township in July: The Knife Guy and Amazing Toys at the Montgomery Mall, and New Lucky Foot Spa at 768 Bethlehem Pike. Lastly, the Township has been awarded a PennDOT grant through the Green-Light-Go program. The award of $327,195 will be used for the Cowpath Rd/Lansdale Ave/Taylor Rd traffic signal modernization project.

4. Public Comment: Ms. Bamford called for public comment on any items not listed on the agenda and there was none.

5. Announcement of Executive Session: Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in Executive Session on Wednesday, July 22 at 10:30 a.m. and earlier this evening at 6:15 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 Ms. Staab, and unanimously carried (5-0), the minutes of the July 13, 2026 meeting, the ratification of the payment of bills for July 27, 2026 in the amount of $365,382.78, the payment of bills for August 10, 2026, in the amount of $682,936.33, the Escrow Release #1 for Montgomeryville Mitsubishi and Escrow Release #2 for Take 5 Quick Lube were approved as submitted.**

Recognition:

7. Retirement of Detective Jeff DePolo: Chief Peoples reported that Detective DePolo began his career with the Montgomery Township Police Department on September 24, 2001. After proudly serving the residents of Montgomery Township for the past 25 years, he will be retiring. Prior to joining the Montgomery Township Police Department, Detective DePolo served as both a Patrol Officer and Detective with the Upper Perk Police Department for four years after graduating from the Montgomery County Community College Police Academy. Throughout his career with the Montgomery Township Police Department, Detective DePolo has served in numerous specialized roles, including D.A.R.E. Officer, Expandable Baton Instructor, Officer in Charge, and Citizens Police Academy Instructor. In February 2020, he was assigned to the Detective Division, where he continued to demonstrate his professionalism, dedication, and commitment to serving the community. During his 25 years of service, Detective DePolo received numerous letters of appreciation from township residents, civic organizations, and neighboring law enforcement agencies. His is also the recipient of the Department's Official Commendation for Lifesaving and a Unit Citation.

> **MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and adopted unanimously, the Board recognized Jeffrey DePolo's retirement and expressed their deep gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and the Montgomery Township community.**

Presentation:

8. Joseph Ambler Inn – Introduction of Owners and Property Plans: Ms. McCreary reported that the new owners of the Joseph Ambler Inn were present to introduce themselves to the Board and the Community and to share their vision for the property and what it will involve moving forward. Joseph P. Walsh, Esquire, represented the owners, Milind Satam, Jeetu Satpute, and Mukund Kute. Each owner explained their reasons for acquiring the Inn and their vision for keeping it both historical and relevant. The history of the Inn and its current amenities were discussed. The new owners have begun investing in the property by rebuilding the kitchen, which supports the restaurant and the banquets, and updating the ballrooms, bar, and restaurant. On the exterior, they added new tree landscaping lighting, repaired and improved the parking lot, and provided ongoing maintenance and restoration across all five historic buildings. Their vision is to preserve the landmark core, enhance the guest amenities and grow the property. Their proposed plan would be done in phases. Phase 1 would include a new outside bar area near the 202 Parkway Trail, outdoor seating and site upgrades. Phase 2 would construct a boutique hotel, pool, pool house and expanded parking. Phase 3 would add an assisted living residence, and Phase 4 would construct professional offices and a new exit drive on Horsham Road. Overall, the Board was excited to hear the future plans for the Joseph Ambler Inn.

Planning and Zoning:

9. Public Hearing: Zoning Ordinance Amendment 26-358Z – Data Centers: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried, the public hearing was opened at 7:30 p.m. Notes of testimony were taken by Court Reporter Tim Kurek. Mr. Kilkenny advised that many municipalities are considering passing data center ordinances to better regulate data center locations and site requirements. Currently, the Township's Zoning Ordinance does not contain a provision for data center use. A resolution was adopted by the Board at their public meeting on March 23, 2026. It declared the zoning ordinance substantively invalid and initiated the process of remedying it by preparing a specific ordinance for data centers. During public comment, Alex Rigney, a member of the Planning Commission, stated that when the Planning Commission reviewed the ordinance, it recommended extending the 14-day notice for the first conditional use hearing to 28 days. Ms. Chimera asked if the ordinance could be amended. Mr. Kilkenny suggested that the Board consider passing the ordinance as it is this evening and then propose an amendment after. Ms. Chimera asked the Board to approve amending the ordinance as suggested by the Planning Commission. The hearing closed at 7:38 p.m.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones and carried unanimously, the Board adopted Ordinance No. 26-358Z, amending Chapter 230 to add definitions related to the data centers and use regulations in the LI-Limited Industrial Zoning District, to permit data centers by conditional use in the LI District, and Establishing Use Criteria and Requirements.**

10. Public Comment for Township's MS4 Stormwater Management Plan: Ms. McCreary reported that the Township has submitted its Pollutant Reduction Plan (PRP) & Total Maximum Daily Load (TMDL) Plan to the PA Department of Environmental Protection for review and comments. After comments are received and addressed, the township is required to make the plan available for public comment for a minimum of 30 days before it can be officially adopted. A legal notice was placed in The Reporter, notifying the document is available for public inspection and comments at the Township building and on the website. There were no comments made at the meeting.

11. Review of Zoning Hearing Board Applications: Mr. Hill provided the Board with a summary of the applications before the Zoning Hearing Board for their September 2, 2026 meeting. The Board decided to remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

Public Works:

12. Award of Bid for the Emergency Preemption Project: Mr. Reiff reported that bids were opened utilizing PennBid on July 30, 2026. Gilmore & Associates, the Township Engineer, reviewed the two (2) bids ranging from $98,200.00 to $126,267.00 and is recommending award of the bid to Armour & Sons Electric, Inc., the lowest responsible bidder with a bid in the amount of $98,200.00.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Staab and unanimously carried (5-0), the Board awarded the contract for the Traffic Signal Pre-Emption Detection upgrades to Armour & Sons Electric, Inc., the lowest responsible bidder, in the amount of $98,200.00 per the recommendation of Gilmore & Associates, Township Engineer.

13. Equipment Purchase for the Upfit of the John Deere Tractor: Mr. Reiff reported that the Board previously authorized the advertisement of bids for the purchase and installation of a 3-point hitch, front PTO, and snowplow for the Township-owned John Deere 6120M Tractor. The Township advertised for legal bids on two separate occasions and solicited competitive bids through the PennBid electronic bidding platform. Bid openings were conducted on June 30th and July 27th, 2026., however, no bids were received at either opening. Following a consultation with the Township Solicitor, the Township was advised that it had satisfied the requirements of the Pennsylvania Second Class Township Code by establishing a system of competitive bidding as required by law and may proceed with the purchase.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board approved the purchase and installation of the 3-point hitch, front PTO, and snowplow on the Township-owned John Deere 6120M Tractor from Deer Country Farm and Lawn for a total cost of $37,278.40 per their quotation dated July 29, 2026.

Parks and Recreation:

14. 2026 Fall Recreation Programs and Fees: Mr. Shaffer presented the lineup of activities at the Montgomery Township Community and Recreation Center (MontCRC) for Fall 2026, including the recommended fees/charges for each program/event.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board approved the 2026 Fall Recreation Program and Fee Schedule as submitted.

Administration and Finance:

15. Award of the Leaf and Yard Waste Collection & Disposal Contract:

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and carried unanimously (5-0), the Board awarded the bid for Residential Leaf and Yard Waste Collection and Disposal to Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons, for a three year contact in the amount of $150,588.00, beginning on November 1, 2026 and ending on October 31, 2029.

16. Adoption of Responsible Contractors Ordinance #26-361 – Public Projects: Ms. McCreary reported that this proposed ordinance would establish a new chapter of the Township Code that would outline procedures related to the solicitation and award of public contracts valued at $250,000 or more. The ordinance includes certification requirements for public contractors, certification requirements for public subcontractors, and describes the application and review procedures. Ms. Chimera questioned where the $250,000 amount came from. Mr. Kilkenny explained that it was recommended by other Townships. It is for larger contracts. Ms. Chimera inquired if any other Townships have a higher number, and the answer was yes. She suggested that the Township have a choice. Ms. Bamford recommended that the Board move forward, as this ordinance has been advertised. Under public comment, Orvill Robinson, of the UA Local 420 Steamfitters Union, said the $250,000 number was more in line with public projects and thanked the Board on behalf of the union for considering this ordinance.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and carried unanimously, the Board adopted Ordinance No. 26-361, establishing a new chapter of the Township Code that would describe procedures related to the solicitation and award of public contracts valued at $250,000.00 or more.

17. 2027 Budget Timetable Review: Ms. McCreary reviewed the schedule of key dates for the presentation and approval of the 2027 budget. Ms. McCreary stated that this is being shared now to allow for discussion and feedback and for the Board to note the dates on their calendars, particularly the date of the budget workshop. This will be the fourth year that a single workshop has been held with all the Department Heads as it has been found to be the most effective in portraying an accurate picture of the budget in totality, particularly the General and Capital Reserve Funds.

18. Approval of Proposal for Fire Chief Recruitment: Ms. McCreary reported that the Township received a proposal from the Center for Public Safety Management, LLC (CPSM) dated July 8, 2026 to conduct a search for the Township's next Fire Chief. CPSM is the firm that was selected to do the fire services and staffing study which is underway. Their proposal includes their experience in public safety projects and recruitments, their key staff and a project timeline.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and adopted by a vote of 3 to 2, with Ms. Chimera and Ms. Ware-Jones voting No, the Board accepted the proposal from the Center for Public Safety Management, LLC, dated July 8, 2026 in the amount of $36,500 for the executive recruitment of a Fire Chief for the Fire Department of Montgomery Township.

Old Business:

19. Resolution No. 2026-17, Monarch Butterfly Conservation and Habitat Restoration: Ms. McCreary reported that earlier this year, Ms. Bamford received a communication from the National Wildlife Federation (NWF) seeking the Township's participation in this initiative. The EAC met in April to discuss what action items the Township could reasonably accomplish by

December 31. They included the establishment of a pollinator garden at the Community and Recreation Center (completed) and the distribution of pollinator starter gardens to interested residents (completed) and the adoption of a resolution. Ms. Staab thanked Mr. Shaffer for supporting the pollinators by watering the garden over the summer.

> **MOTION: Upon motion by Ms. Staab, seconded by Mr. Pelletier and adopted unanimously, the Board adopted Resolution 2026-17, recognizing the importance of monarch butterfly conservation and habitat restoration.**

Also under old business, Ms. McCreary provided an update on the fire study. CPSM was hired in January for a comprehensive study to be completed in six months. Due to weather delays, the study has not been finished. CPSM representatives met initially with Ms. McCreary, Chairwoman Bamford, the fire career and fire volunteer staff. County data was reviewed and corrections were made, along with clarifications. The last meeting was in July and they are working on finalizing the study, which should be done in September. Once completed, the study will be circulated to the Board and put on a future agenda for presentation.

20. Adjournment: Upon motion by Mr. Pelletier and seconded by Ms. Staab, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary