MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
JULY 13, 2026

1. Call to Order: The July 13, 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 Audrey R. Ware-Jones
Supervisor Eric S. Pelletier
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 Tech Richard Grier
Director of Planning & Zoning Jesse Hill
Recording Secretary Deborah A. Rivas

ABSENT:
Supervisor Candyce Fluehr Chimera

2.& 3. Pledge of Allegiance and Announcements: Following the Pledge of Allegiance, Chairwoman Bamford announced that the Township is accepting donations of newly purchased school supplies now through August 10. The summer concert series continues now through August 5th at 7:00 p.m. at the Community and Recreation Center. The Township also welcomed new businesses in June – Slime Arts, DLR Research and Floor Coverings International.

4. Public Comment: Jay Washensky inquired about an update on the Fire Department study, specifically the manpower portion that was to be expedited.

5. Consent Agenda:

> **MOTION: Upon a motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the minutes of the June 22, 2026 meeting, and the payment of bills for July 13, 2026 in the amount of $1,101,948.04 were approved as submitted.**

<u>Planning and Zoning:</u>

6. Review of Zoning Hearing Board Applications: Mr. Hill provided the Board with a summary of the applications before the Zoning Hearing Board for their August 5, 2026 meeting. The Board agreed that they should send the Solicitor to the Zoning Hearing Board to defend the Zoning Officer's interpretation of the code regarding the fence variance for 109 Cove Circle, and to remain neutral on the 2nd application and let the Zoning Hearing Board render a decision based on the testimony presented.

> **MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, the Board authorized the Solicitor to attend the Zoning Hearing Board on August 5, 2026 to**

defend the Zoning Hearing Officer's interpretation of the code as it applies to the application for a fence variance for 109 Cove Circle.

Public Works:

7. Approval of Participation in the Montgomery County Consortium Fuel Bid: Under public comment, Jay Washensky inquired if the fuel bid included diesel fuel and the response was that it was included.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Ware-Jones and unanimously carried (4-0), the Board approved the Township's participation in the Montgomery County Consortium Fuel Contract awarded to SJ Fuel South for the purchase of petroleum products for a period of one year ending on August 31, 2027.

8. **Advertisement of Bid for Leaf and Yard Waste Collection and Disposal:** Ms. McCreary announced that the current contract for Leaf and Yard Waste pickup will expire on October 31, 2026. In order to get a contract in place to lock in the fall curbside pickup, staff would like to advertise the bid now.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the Board authorized the advertisement for Bids for Residential Leaf and Yard Waste Collection and Disposal, to provide for a twice-per-year curbside pick-up of bagged leaf and yard waste in the spring and fall, and for a drop-off and disposal of leaf and yard waste once every month.

9. **Approve Storage Shed Purchase:** Mr. Reiff reported that a new storage shed at the William F. Maule Park at Windlestrae is necessary to support the Township's growing number of community events and programs held at this flagship park. A quote has been received from Country Tyme Sheds for a total cost of $11,965.00.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Ware-Jones, and unanimously carried (4-0), the Board authorized the purchase of a storage shed for the Public Works Department from Country Tyme Sheds for a total cost of $11,956.00 per their quote dated 6/25/26.

10. **Purchase of LED Light Conversion:** Mr. Reiff reported that a quote has been received to purchase LED Lighting Fixtures to be installed by staff on the parking lot lights at the Route 309, Knapp Road/Dog Park Park-N-Rides, and William F. Maule Park at Windlestrae.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (4-0), the Board approved the purchase of the LED Lighting Fixtures from City Electric Supply Company, an authorized vendor under the CoStars Purchasing Program for a total cost of $8,100.00 per their quote dated June 18, 2026.

Administration and Finance:

10. Ratification of Real Estate Tax Appeal Settlement – 739 Bethlehem Pike: Mr. Bergey reported that the property at issue is situated on 1.07 acres and is owned by National Retail Properties Trust ("the Taxpayer"). The property is improved with a car wash. The School District filed an appeal for the property tax for the 2024 Tax Year. The assessed value of 739 Bethlehem Pike is $537,470.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is $1,514,000.00 for Tax Year 2024 (CLR of 35.5%); $1,633,647.42 for Tax Year 2025 (CLR of 32.9%); and $1,747,301.69 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 $2,100,000.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would become $745,500.00, resulting in an increase of the assessed value of $465,570.00 for 2024. The fair market value for 2025 would become $2,100,000.00, resulting in an increase of the assessed value of $690,900.00 for 2025. The fair market value for 2026 would become $2,100,000.00, resulting in an increase of the assessed value of $645,960.00.

Based on the proposed settlement, should the Township agree to it, the Taxpayer will owe an additional $2,048.21 for the 2024-2026 tax years.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (4-0), the Board approved the stipulated settlement for 739 Bethlehem Pike and authorized the Township Solicitor to execute the document on behalf of the Township.**

12.Update on Year-to-Date Financial Activity: Mr. Bergey provided an update on the Township's financials, including the tax revenue, operating expenses, general fund balance and Capital Purchases and Projects. The 2026 budget is following the projections made at the beginning of the year for revenue and expenses and there are no current concerns.

Old Business: None.

New Business:

13. Authorization to Advertise Responsible Contractors Ordinance: Ms. McCreary presented the draft ordinance that would establish a new chapter of the Township Code outlining procedures related to the solicitation and award of public contracts valued at $250,000.00 or more. It includes certification requirements for public contractors, certification requirements for public subcontractors, and describes the application and review procedures.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab and unanimously carried (4-0), the Board authorized the advertisement of 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.

14. Discussion of Proposed Legislation – Local Services Tax: Ms. McCreary reported that the Local Services Tax (LST) was enacted in 2004 at a rate of up to $52/year. The tax is collected as a payroll withholding. LST funds must be used by a municipality for emergency services, including emergency medical services, police services, fire services, and road construction and maintenance. A municipality is required to use at least 25% of LST revenue collected for police, fire, and emergency medical services. House Bill 2488 would increase the annual rate up to $156/year. With a $15,600 exemption. The current law has an exemption of $12,000. It is important to note that this tax is collected as a payroll deduction from those individuals who work in Montgomery Township. It would not be collected from residents unless they work in the township. If the current bill becomes law, and the Board would choose to raise the rate to the proposed $156, we estimate this will produce an additional $1.6 million for the Township.

15. Additional Agenda Action Item:

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier and unanimously carried (4-0), the Board opened the agenda to permit the discussion of renaming the park and changing the sign at the Zehr fields.

Signage for the David Hancock Memorial Park: Ms. McCreary reported that this year marks the 50th anniversary of the death of Montgomery Township Police Officer David Hancock. It is the desire of staff to rename Zehr Fields Park to David Hancock Memorial Park. Staff is seeking consensus of the Board to permit Mr. Reiff, Chief Peoples and Ms. McCreary to move forward with the design and purchase of the sign, so that there will be ample time to have it ready for installation later this year. The Board agreed to move forward with the sign purchase.

16. Adjournment: There being no further business to come before the Board, the meeting was adjourned at 7:46 p.m. upon motion by Mr. Pelletier and seconded by Ms. Staab.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary