MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MARCH 23, 2026

1. Call to Order: The March 23, 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 Recreation & Comm. Ctr Floyd Shaffer
Int. Community Engagement Manager Ava Komasz
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 explaining the status of the closed Bark Park. The park remains closed indefinitely due to the extremely harsh winter conditions, which have left the area excessively wet and muddy. The grass has been significantly impacted and requires time to properly re-establish. Grow tarps are scheduled to be installed on the fields within the next couple of weeks to promote turf growth and recovery.

4. Public Comment: Ms. Bamford called for public comment on any items not listed on the agenda. Mike Wozny, a Township resident, stated that he recalled Ms. Bamford reading a letter at the Board meeting in December from then Supervisor-Elect Eric Pelletier. He questioned if Mr. Pelletier felt he was above everyone else, since he is now questioning the reading of letters at Board meetings. Mr. Pelletier responded that he does not feel he is above others and that when his letter was read, his name was included so that the audience would know who it came from. He was only asking about consistency, as when letters were read previously, names were omitted, and other, opposing comments were not read.

5. Announcement of Executive Session: Township Solicitor Sean Kilkenny, Esquire, announced that the Board of Supervisors met in Executive Session earlier this evening at 6:30 PM in person to discuss litigation and 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. Ware-Jones, and unanimously carried (5-0), the minutes of the March 9, 2026 meeting, the payment of bills for March 23, 2026, in the amount of $354,223.82, and the Escrow Release #12 for Westrum Montgomeryville (LUXOR) were approved as submitted.**

Presentation:

7. Valley Forge Tourism and Convention Board – America250 Update: Tessa Robinson, Communications Specialist for the Valley Forge Tourism & Convention Board, along with her colleague, Aja Kramer, presented an update on America250 and how they are supporting townships and boroughs by sharing available resources, promoting local historic sites and events, and collaborating to highlight community stories. As part of the America250 celebrations, there will be live readings of the Declaration of Independence throughout the County. The Board was interested in having such a reading done at the Township, and a number of locations were discussed.

Planning and Zoning:

8. Adoption of Resolution 2026-05: Ms. McCreary reported that the Township Solicitor has advised that many municipalities are considering passing data center ordinances to better regulate the location and site requirements for data centers. Currently, the Township's Zoning Ordinance does not contain a provision for data center use. The Solicitor prepared a resolution that would declare the Township's zoning ordinance substantively invalid and initiate the process to remedy it.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board adopted Resolution 2026-05, declaring a portion of the Montgomery Township Zoning Ordinance substantively invalid due to the failure to include a data center use, and to propose to prepare a curative amendment to overcome such invalidity.**

Public Works:

9. Award the Contract for the 2026 Curb and Curb Ramps Replacement: Ms. McCreary reported that the Township received and opened bids utilizing PennBid on March 3, 2026. Township Engineer Gilmore & Associates reviewed the 11 bids received, ranging from $395,460.00 to $625,800.00 and is recommending award of the bid to NJS Concrete, LLC, the lowest responsible bidder with a bid of $395,460.00. A total of $524,000.00 was included in the 2026 Capital Investment Plan.

> **MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board awarded the contract for the 2026 Curb and Curb Ramp Project to NJS Concrete, LLC, the lowest responsible bidder, in the amount of $395,460.00 per the recommendation of Gilmore & Associates, Township Engineer.**

10. Award the Contract for the 2026 In-Place Paving Projects: Ms. McCreary reported that the Township received and opened bids utilizing PennBid on March 3, 2026. Township Engineer Gilmore & Associates reviewed the ten bids, ranging from $1,063,522.50 to $1,510,008.80, and is recommending award of the bid to James D. Morrissey, Inc., the lowest responsible bidder

with a bid of $1,063,522.50. A total of $1,454,000.00 in State Liquid Fuels was included for this project in the 2026 adopted budget.

> **MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Staab, and unanimously carried (5-0), the Board awarded the contract for the 2026 In-Place Paving project to James D. Morrissey, Inc., the lowest responsible bidder, in the amount of $1,063,522.50, per the recommendation of Gilmore & Associates, Township Engineer.**

11. Award the Contract for the Windlestrae Rose Twig Tennis Court Improvements: Ms. McCreary reported that the Township received and opened bids on March 3, 2026. Gilmore & Associates, the Township Engineer, reviewed the nine bids ranging from $201,519.50 to $292,304.45 and is recommending award of the bid to Harris Blacktopping, Inc., the lowest responsible bidder with a bid of $201,519.50. A total of $321,000.00 was included in the 2026 Capital Investment Plan for the Tennis Court Improvements at Windlestrae Park – Rose Twig.

> **MOTION: Upon motion by Ms. Ware-Jones, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board awarded the contract for the Tennis Court Improvements at Windlestrae Park – Rose Twig to, Harris Blacktopping, the lowest responsible bidder, in the amount of $201,519.50 per the recommendation of Gilmore & Associates, Township Engineer.**

Public Safety:

12. Purchase of Patrol Vehicle Replacement Printers and Brackets: Chief Peoples reported that in 2026, the police department is scheduled to replace the computer printers and printer brackets in all of the patrol vehicles. Funding for this capital replacement was approved in the 2026 Final Budget. A quote was received from Patrol PC, an authorized vendor under the Co-Stars Cooperative Purchase Program, for the purchase of replacement printers and printer brackets that meet the police department's specifications and requirements. The total cost to replace the equipment is $12,211.81. A total of $12,352.30 was included in the 2026 Approved Final Budget-Police Department Capital Replacement.

> **MOTION: Upon motion by Ms. Bamford, seconded by Ms. Staab, and unanimously carried (5-0), the Board awarded a contract for the purchase of replacement computer printers and printer brackets in all of the patrol vehicles from Patrol PC, an authorized vendor under the Co-Stars Cooperative Purchase Program, in the total amount of $12,211.81, in accordance with their submitted quote.**

Recreation:

13. Approve the Spring/Summer 2026 Programs and Fee Schedule: Mr. Shaffer presented the lineup of activities at the Montgomery Township Community and Recreation Center (MontCRC) for Spring/Summer 2026, including the recommended fees/charges for each program/event.

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

Administration and Finance:

14. Township Website Conversion, Hosting, and Digital Accessibility: Ms. McCreary reported that the Township has been notified that our current website host will no longer be providing this service as of December 31, 2026. Additionally, the Department of Justice has mandated that state and local governments ensure their website content and mobile applications are accessible to individuals with disabilities, in accordance with the Web Content Accessibility Guidelines (WCAG) 2.1, Level AA. Inaccessible digital content means that individuals with disabilities are denied equal access to information. The deadline to make this transition is April 27, 2027. Ava Komasz, Rich Grier, and Favian Zendejas have taken the lead on this project to identify the best vendor to host the website and ensure compliance with WCAG. Ms. Komasz gave a detailed presentation outlining the steps taken to interview vendors and make user-reference calls for each vendor. The company that stood out as being the overall best choice for the Township was GHD Digital for Govstack. This company is Canadian-based and is already implementing digital accessibility on its websites, saving the Township additional funds. The project's cost is $21,272.00 for implementation and $8,878.00 annually. As staff were notified of this change after the 2026 budget was prepared, several projects in the Capital Reserves Fund have been identified for pause unless actual costs exceed the 2026 budget for other purchases and projects. Accessibility compliant monitoring and remediation will cost $12,160.00 and will be paid out of the General Fund as part of our annual IT costs. The Board was in agreement with the recommendation and asked that the naming of documents be standardized, and that language conversion and American Sign Language be researched as well.

MOTION: Upon motion by Ms. Bamford, seconded by Mr. Pelletier, and unanimously carried (5-0), the Board approved the agreement with GHD Digital for Govstack and authorized the Township Manager to execute the agreement.

15. Ratification of Real Estate Tax Appeal Settlement – 565 DeKalb Pike: Mr. Bergey reported that the property at issue is situated on 24,746 square feet, is owned by Desota Linda Jane Living Trust ("the Taxpayer"). The property is improved with a repair shop. The School District filed an appeal for the property tax for the 2024 Tax Year. The assessed value of 565 DeKalb Pike is $626,710.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is as follows: $1,765,380.28 for Tax Year 2024 (CLR of 35.5%); $1,904,893.62 for Tax Year 2025 (CLR of 32.9%); and $2,037,418.73 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 $3,550,000.00 for Tax Year 2024. Applying the applicable Common Level Ratio, the assessed value would be $1,260,250.00, resulting in an increase of the assessed value of $633,540.00 for 2024.

The fair market value would become $3,500,000.00 for tax year 2025. Applying the applicable Common Level Ratio, the assessed value would be $1,151,500.00, resulting in an increase of the assessed value of $524,790.00 for 2025.

The fair market value would become $3,500,000.00 for tax year 2026. Applying the applicable Common Level Ratio, the assessed value would be $1,076,600.00, resulting in an increase of the assessed value of $449,890.00 for 2026.

Based on the proposed settlement, should the Township agree to it, the Taxpayer will owe an additional $3,405.49 for the 2024-2025 tax years. The assessed value of the Property will be increased by $449,890.00 for the 2026 tax year.

MOTION: Upon motion by Ms. Bamford, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board approved the stipulated settlement for 565 DeKalb Pike and authorized the Township Solicitor to execute the document on behalf of the Township.

16. Ratification of Real Estate Tax Appeal Settlement – 140 Domorah Drive: Mr. Bergey reported that the property at issue is situated on 2.33 acres and is owned by One Forty Domorah LLC ("the Taxpayer"). The property is improved with an industrial warehouse. The School District filed an appeal for the property tax for the 2026 Tax Year. The assessed value of 140 Domorah Drive is $1,349,000.00. Based upon the applicable Common Level Ratio, the current implied market value for the property is $4,385,565.67 for Tax Year 2026 (CLR of 30.76%) On October 22, 2025 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 $4,693,530.00 for Tax Year 2026. Applying the applicable Common Level Ratio, the assessed value would become $1,443,730.00, resulting in an increase of the assessed value of $94,730.00 for 2026.

Based on the proposed settlement, should the Township agree to it, the Taxpayer will owe an additional $278.51 for the 2026 tax year.

MOTION: Upon motion by Mr. Pelletier, seconded by Ms. Ware-Jones, and unanimously carried (5-0), the Board approved the stipulated settlement for 140 Domorah Drive and authorized the Township Solicitor to execute the document on behalf of the Township.

Old Business:

17. Discuss Proposed Amendments to Resolution 2022-03, Guidelines Established for the Board of Supervisors Public Meetings: Ms. McCreary reported that at the March 9, 2026 public meeting, Supervisor Pelletier brought up the recent emails and letters being sent to the Board, with the sender requesting that they be read at public meetings. Board consensus was to review the resolution which established guidelines and discuss any proposed modifications at this meeting. Township Solicitor Kilkenny stated that the current resolution regulates public comment from the audience. If the Board desires to regulate supervisor comments, that would fall under a different rule under Roberts Rules of Order. Ms. Chimera commented that we need to be kinder to each other and that this is not a good road to go down to try to quiet the right to speech. Ms. Ware-Jones commented that if an email is to be read, the name should be stated and consent given. Mr. Kilkenny stated that if someone sends an email to the Board and asks that it be read at a public meeting, it is assumed that consent has been given. Discussion continued. The Board consensus was if a written comment is received to be read at a meeting, consent from the individual should be given, and it can be read during the public comment period, or after the agenda item it refers to. Ms. McCreary stated that there were a few administrative items in the current resolution that required updating and the updated resolution would be presented at the next meeting for consideration.

New Business:

18. Department Reports: Each department submitted monthly reports for activity in the month of February. Mr. Bergey presented an update on the Capital Improvement Plan.

19. Committee Liaison Reports: Ms. Chimera stated that the Planning Commission did not meet and the Shade Tree Commission discussed its Arbor Day event. Mr. Pelletier reported that the Public Safety Committee and Park Board did not meet. Ms. Bamford reported that the Sewer Authority had a quick meeting with regular business and the Business Development Partnership discussed the current economy impacts, struggles, interest rates etc. Ms. Staab reported that the Environmental Advisory Committee discussed the April 18, 2026 Electronic Recycling Event, demonstrations for native plants to replace lawns are scheduled, and the Park Board and EAC will host a park cleanup family event. Ms. Ware-Jones reported that the Senior Committee has been generating some great ideas, such as a walking club kickoff, new seminars and researching the possibility of hosting Montgomery Township Senior Games in 2027.

20. Adjournment: Upon motion by Mr. Pelletier and seconded by Ms. Staab, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary