AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
AUGUST 10, 2026
7:00 P.M.

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Eric S. Pelletier
Beth A. Staab
Audrey R. Ware-Jones

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Announcements
4. Public Comment
5. Announcement of Executive Session
6. Consent Agenda:
    - Minutes of July 13, 2026 Meeting
    - Ratification of the Payment of Bills on July 27, 2026
    - Payment of the August 10, 2026 Bills
    - Escrow Release #1 – Montgomeryville Mitsubishi
    - Escrow Release #2 – Take 5 Quick Lube

Recognition:

7. Retirement of Police Detective Jeff DePolo

Presentation:

8. Joseph Ambler Inn – Introduction of Owners and Property Plans

Planning and Zoning:

9. Public Hearing: Zoning Ordinance Amendment – Ordinance No. 26-358Z (Data Centers)
10. Accept Public Comment on Township's MS4 Stormwater Management Plan
11. Review of Zoning Hearing Board Applications

Public Works:

12. Award the Bid for Emergency Preemption Project
13. Approve the Purchase of Equipment for the Upfit of the John Deere Tractor

Parks and Recreation:

14. Approval of 2026 Fall Recreation Programs and Fees

Administration and Finance:

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

16. Adoption of Responsible Contractors Ordinance #26-361 – Public Projects

17. Review of the 2027 Budget Timetable

18. Approval of Proposal for Fire Chief Recruitment

Old Business:

19. Adoption of Resolution 2026-17, Monarch Butterfly Conservation and Habitat Restoration

New Business:

20. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #03

SUBJECT:	Announcements
MEETING DATE:	August 10, 2026
BOARD LIAISON:	
INITIATED BY:	Tanya C. Bamford, Chairwoman

- **Public Works Department Promotions**: We are pleased to announce that there have been three promotions in our Public Works Department as of July 6, 2026:

  Scott Young – Promoted to Park Foreman
  Bryan Waryga – Promoted to Assistant Road Foreman
  Dave Fulton – Promoted to Assistant Facilities Foreman

  Each of these staff members has played a key role in advancing projects and improvements within their crew, enhancing efficiency and customer service. We congratulate them on their well-deserved promotions.

- **Welcome New Businesses:** We would like to welcome the following businesses that joined the Township in the month of July:

  Montgomery Mall - 804 Bethlehem Pike: The Knife Guy and Amazing Toys
  New Lucky Foot Spa - 768 Bethlehem Pike

- **Grant Award:** Montgomery 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. The project includes the installation of a new controller cabinet assembly, mastarms, signal heads, video detection system, uninterruptable power supply and emergency pre-emption. It will also include ADA-compliant ramps and pushbutton pedestrian indicators.

  The Board of Supervisors wishes to thank State Senator Maria Collett and State Representative Steve Malagari for their letters of support for this project. Special thanks to our staff and Gilmore & Associates, our traffic engineer, for a successful application.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #04

SUBJECT: Public Comment
MEETING DATE: August 10, 2026
BOARD LIAISON:
INITIATED BY: Tanya C. Bamford, Chairwoman

BACKGROUND:

Persons wishing to offer public comment on matters not listed on this evening's agenda may do so at this time. Please come forward to the microphone, state your name, and indicate whether you are a Montgomery Township resident or business owner.

Public comment provides an opportunity for residents and business owners to share their thoughts with the Board. To ensure everyone has an equal opportunity to speak, this portion of the meeting is not conducted as a question-and-answer session. Board members and Township staff generally will not engage in discussion or respond to comments at this time. If additional follow-up is deemed necessary, the Board may direct Township staff to respond after the meeting.

Members of the public do not need to attend a Board meeting to share a question, concern, or comment with the Township. You may contact the Township office directly in person, via phone at 215-393-6900, by email generalinfo@montgomerytwp.org, or visit MontgomeryTwp.org to access additional options for reporting an issue or contacting Township staff.

To help us conduct the meeting in a timely and orderly manner, please limit your comments to three minutes. Thank you.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT:	Announcement of Executive Session
MEETING DATE:	August 10, 2026
BOARD LIAISON:	
INITIATED BY:	Township Solicitor

BACKGROUND:

The Township Solicitor will announce when the Board of Supervisors meets in Executive Session and will summarize the matters discussed.

The Board of Supervisors met in Executive Session on Wednesday, July 22 at 10:30 a.m. and earlier this evening at 6:15 p.m. The purpose of the meetings were to discuss personnel matters.

This topic is a legitimate subject of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06

SUBJECT: Consent Agenda
MEETING DATE: August 10, 2026
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:

- Minutes of the July 13, 2026 Board of Supervisors meeting
- Ratification of the Payment of Bills on July 27, 2026
- Payment of the August 10, 2026 Bills
- Escrow Release #1 – Montgomeryville Mitsubishi
- Escrow Release #2 – Take 5 Quick Lube

1) Motion by: _____ Second by: _____
2) Chairwoman will ask for public comment.
3) Chairwoman will call for a vote.

DRAFT

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.

Planning and Zoning:

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

Montgomery Township, PA

Check Report

By Check Number

Date Range: 07/14/2026 - 07/27/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
PAYR-EIT WAGE	HAB EIT	07/15/2026	Regular	0.00	58.41	105047
MT004657	Sensys Gatso USA, Inc	07/15/2026	Regular	0.00	28,800.00	105048
MT000006	21st Century Media Newspapers LLC	07/27/2026	Regular	0.00	1,492.04	105049
MT004932	Abbey Fries	07/27/2026	Regular	0.00	10.00	105050
MT000040	Acme Uniforms For Industry	07/27/2026	Regular	0.00	461.60	105051
MT000046	Adam J. Morrow	07/27/2026	Regular	0.00	600.00	105052
MT000050	Adam Zwislewski	07/27/2026	Regular	0.00	600.00	105053
MT000058	Advanced Door Service	07/27/2026	Regular	0.00	390.00	105054
MT000132	All Traffic Solutions	07/27/2026	Regular	0.00	3,000.00	105055
MT000150	Alphagraphics Lansdale	07/27/2026	Regular	0.00	261.04	105056
MT000167	Amazon.com Services, Inc	07/27/2026	Regular	0.00	2,955.33	105057
MT004858	American Equipment Services, LLC	07/27/2026	Regular	0.00	2,343.90	105058
MT000233	Angel G. Mejias	07/27/2026	Regular	0.00	900.00	105059
MT000279	Aramsco, Inc.	07/27/2026	Regular	0.00	217.31	105060
MT000378	Beanie Bounce Party Rentals	07/27/2026	Regular	0.00	4,998.70	105061
MT004927	Bergey's Ford	07/27/2026	Regular	0.00	596.79	105062
MT000467	Brandi Blusiewicz	07/27/2026	Regular	0.00	500.00	105063
MT000469	Brandon Uzdzienski	07/27/2026	Regular	0.00	100.00	105064
MT000567	Canon Financial Services, Inc	07/27/2026	Regular	0.00	2,786.71	105065
MT000580	Carl Frederick Herr	07/27/2026	Regular	0.00	300.00	105066
MT004767	Casella Waste Systems Inc	07/27/2026	Regular	0.00	1,550.80	105067
MT000632	CDW Government, Inc.	07/27/2026	Regular	0.00	173.12	105068
MT004558	Christopher Ayral	07/27/2026	Regular	0.00	600.00	105069
MT000747	Classroom Adventure Stories LLC	07/27/2026	Regular	0.00	275.00	105070
MT000786	COMCAST	07/27/2026	Regular	0.00	451.68	105071
MT000786	COMCAST	07/27/2026	Regular	0.00	36.60	105072
MT000796	Commonwealth of Pennsylvania	07/27/2026	Regular	0.00	2,500.00	105073
MT000799	Commonwealth Precast, Inc.	07/27/2026	Regular	0.00	540.00	105074
MT000848	Creative Product Sourcing, Inc.	07/27/2026	Regular	0.00	1,932.06	105075
MT000904	Danz Lettering	07/27/2026	Regular	0.00	850.00	105076
MT000920	David D. Dunlap	07/27/2026	Regular	0.00	600.00	105077
MT000981	DelVal International Trucks Inc.	07/27/2026	Regular	0.00	108.00	105078
MT001026	Dival Safety Equipment	07/27/2026	Regular	0.00	1,873.97	105079
MT001090	E.M. Grant	07/27/2026	Regular	0.00	915.00	105080
MT001108	Eckert Seamans Cherin & Mellott, LLC	07/27/2026	Regular	0.00	6,132.50	105081
MT001159	Elite 3 Facilities Maintenance, LLC	07/27/2026	Regular	0.00	6,085.00	105082
MT001220	Established Traffic Control	07/27/2026	Regular	0.00	1,117.00	105083
MT001230	Eurofins Drinking Water and Wastewater North	07/27/2026	Regular	0.00	445.50	105084
MT001245	Fabulous Faces Entertainment	07/27/2026	Regular	0.00	375.00	105085
MT001265	FedEx	07/27/2026	Regular	0.00	24.35	105086
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	1,200.00	105087
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	800.00	105088
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	800.00	105089
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	800.00	105090
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	800.00	105091
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	800.00	105092
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	800.00	105093
MT001287	First Student Charter Center	07/27/2026	Regular	0.00	1,100.00	105094
MT001340	Fundamental Tennis LLC	07/27/2026	Regular	0.00	2,000.00	105095
MT001379	George Allen Portable Toilets, Inc.	07/27/2026	Regular	0.00	85.00	105096
MT001398	Gilmore and Associates Inc.	07/27/2026	Regular	0.00	58,006.01	105097
	Void	07/27/2026	Regular	0.00	0.00	105098
MT001404	Glasgow, Inc.	07/27/2026	Regular	0.00	72.27	105099
MT004837	GoldbergSegalla	07/27/2026	Regular	0.00	6,249.45	105100

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004549	Graham Management LP	07/27/2026	Regular	0.00	28.10	105101
MT001473	Hajoca Corporation	07/27/2026	Regular	0.00	126.40	105102
MT001498	Haydn Marriott	07/27/2026	Regular	0.00	654.00	105103
MT001527	Herman Goldner Company, Inc.	07/27/2026	Regular	0.00	2,019.87	105104
MT001548	Home Depot Credit Services	07/27/2026	Regular	0.00	568.47	105105
MT001643	Jacob Millevoi	07/27/2026	Regular	0.00	400.00	105106
MT001743	Jen Ames	07/27/2026	Regular	0.00	3,671.92	105107
MT001856	John Bereschak	07/27/2026	Regular	0.00	400.00	105108
MT001902	Jonathan S. Beer	07/27/2026	Regular	0.00	8,500.00	105109
MT004520	Joseph K. Egenolf Jr	07/27/2026	Regular	0.00	400.00	105110
MT004308	Justin Tohanczyn	07/27/2026	Regular	0.00	300.00	105111
MT002038	Keith Grierson	07/27/2026	Regular	0.00	100.00	105112
MT002089	Keystone Municipal Services, Inc.	07/27/2026	Regular	0.00	11,362.50	105113
MT002098	Kilkenny Law, LLC	07/27/2026	Regular	0.00	9,922.00	105114
MT002128	Knox Associates, Inc.	07/27/2026	Regular	0.00	131.44	105115
MT002170	Kyle W. Stump	07/27/2026	Regular	0.00	450.00	105116
MT002375	Magloclen	07/27/2026	Regular	0.00	400.00	105117
MT002377	Maillie LLP	07/27/2026	Regular	0.00	10,000.00	105118
MT002441	Mark Kosmaceski	07/27/2026	Regular	0.00	200.00	105119
MT004700	Matthew T Brinkmann	07/27/2026	Regular	0.00	100.00	105120
MT004912	Mercadien, P.C. Certified Public Accountants	07/27/2026	Regular	0.00	2,982.00	105121
MT002609	Michael Bean	07/27/2026	Regular	0.00	600.00	105122
MT002613	Michael D. Shinton	07/27/2026	Regular	0.00	100.00	105123
MT002624	Michael J. Kunzig	07/27/2026	Regular	0.00	200.00	105124
MT004518	Michael Sasso	07/27/2026	Regular	0.00	200.00	105125
MT004772	Millennium Strategies LLC	07/27/2026	Regular	0.00	3,000.00	105126
PAYR-IAFF	Montgomery Township Professional	07/27/2026	Regular	0.00	301.01	105127
MT002796	Moyer Indoor / Outdoor	07/27/2026	Regular	0.00	180.00	105128
MT004138	Napa Auto Parts	07/27/2026	Regular	0.00	319.13	105129
MT002937	North Wales Water Authority	07/27/2026	Regular	0.00	123.88	105130
MT002937	North Wales Water Authority	07/27/2026	Regular	0.00	41.26	105131
MT002937	North Wales Water Authority	07/27/2026	Regular	0.00	20.63	105132
MT002957	Occupational Health Centers	07/27/2026	Regular	0.00	360.00	105133
MT002974	Omega Systems Consultants, Inc.	07/27/2026	Regular	0.00	4,486.25	105134
MT004934	PA Department of Labor & Industry	07/27/2026	Regular	0.00	129.13	105135
MT004934	PA Department of Labor & Industry	07/27/2026	Regular	0.00	129.13	105136
MT003044	Patrick Kerr	07/27/2026	Regular	0.00	200.00	105137
MT003076	PECO - Payment Processing	07/27/2026	Regular	0.00	3,620.07	105138
MT003136	Petty Cash	07/27/2026	Regular	0.00	110.00	105139
MT003160	Pitney Bowes Global Financial Services LLC	07/27/2026	Regular	0.00	733.95	105140
MT003269	Primo Brands	07/27/2026	Regular	0.00	241.05	105141
MT000342	Pye-Barker Fire & Safety	07/27/2026	Regular	0.00	315.36	105142
MT003227	Rachel Brick	07/27/2026	Regular	0.00	200.00	105143
MT003334	Richter Drafting and Office Supply Co. Inc	07/27/2026	Regular	0.00	287.22	105144
MT003444	Ryan W. Irvin	07/27/2026	Regular	0.00	500.00	105145
MT003458	SafetyKleen Systems, Inc.	07/27/2026	Regular	0.00	237.08	105146
MT003520	Sealmaster	07/27/2026	Regular	0.00	5,786.28	105147
MT004657	Sensys Gatso USA, Inc	07/27/2026	Regular	0.00	28,800.00	105148
MT003555	Shapiro Fire Protection Company	07/27/2026	Regular	0.00	359.35	105149
MT003574	Shoen Safety and Training	07/27/2026	Regular	0.00	1,600.00	105150
MT004621	SJ Fuel South Co Inc	07/27/2026	Regular	0.00	5,113.20	105151
MT003655	Standard Insurance Company	07/27/2026	Regular	0.00	9,986.69	105152
MT003683	Stephen A. Splendido	07/27/2026	Regular	0.00	200.00	105153
MT004882	Stratus ip	07/27/2026	Regular	0.00	833.00	105154
MT003834	The Homer Group	07/27/2026	Regular	0.00	248.00	105155
MT003890	Tim Kurek	07/27/2026	Regular	0.00	230.00	105156
MT003890	Tim Kurek	07/27/2026	Regular	0.00	398.00	105157
MT004913	Timothy McLean	07/27/2026	Regular	0.00	200.00	105158
MT004753	Tina Stoll Tax Collector	07/27/2026	Regular	0.00	312.15	105159
MT003909	TMobile USA, Inc	07/27/2026	Regular	0.00	50.00	105160
MT003949	Trans Union LLC	07/27/2026	Regular	0.00	95.00	105161

Check Report

Date Range: 07/14/2026 - 07/27/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003975	Turf Equipment and Supply Co.	07/27/2026	Regular	0.00	712.40	105162
MT003982	Tyler Technologies, Inc	07/27/2026	Regular	0.00	3,500.00	105163
PAYR-FITW	United States Treasury	07/27/2026	Regular	0.00	1,071.36	105164
MT004051	Verizon	07/27/2026	Regular	0.00	48.27	105165
MT004929	Vienna Gaeta	07/27/2026	Regular	0.00	175.00	105166
MT004080	Vinay P. Setty	07/27/2026	Regular	0.00	750.00	105167
MT004930	VIPR.AI, LLC	07/27/2026	Regular	0.00	4,818.50	105168
MT004315	William Keefrider	07/27/2026	Regular	0.00	350.00	105169
MT004198	Witmer Public Safety Group Inc.	07/27/2026	Regular	0.00	216.15	105170
PAYR-PBA	Police Benevolent Association	07/16/2026	Bank Draft	0.00	1,485.00	DFT0001594
PAYR-POL PEN	U.S. Bank	07/16/2026	Bank Draft	0.00	9,756.20	DFT0001595
PAYR-PA SCDU	PA SCDU	07/16/2026	Bank Draft	0.00	715.38	DFT0001596
PAYR-401	Empower Retirement	07/16/2026	Bank Draft	0.00	19,806.12	DFT0001597
PAYR-457	Empower Retirement	07/16/2026	Bank Draft	0.00	22,525.34	DFT0001598
PAYR-PHILA	City of Philadelphia	07/16/2026	Bank Draft	0.00	431.87	DFT0001599
PAYR-SITW	State of Pennsylvania	07/16/2026	Bank Draft	0.00	14.40	DFT0001600
PAYR-LST	HAB-LST	07/16/2026	Bank Draft	0.00	328.00	DFT0001601
PAYR-SITW	State of Pennsylvania	07/16/2026	Bank Draft	0.00	14,072.78	DFT0001602
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	754.02	DFT0001609
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	1,874.01	DFT0001611
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	290.23	DFT0001613
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	35.00	DFT0001615
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	28.19	DFT0001617
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	40.49	DFT0001619
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	78.27	DFT0001621
MT003076	PECO - Payment Processing	07/15/2026	Bank Draft	0.00	37.01	DFT0001623
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	48.32	DFT0001625
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	121.04	DFT0001627
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	47.66	DFT0001630
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	29.43	DFT0001632
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	43.35	DFT0001634
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	129.76	DFT0001636
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	133.21	DFT0001638
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	819.54	DFT0001640
MT003076	PECO - Payment Processing	07/14/2026	Bank Draft	0.00	4,229.80	DFT0001642
MT004051	Verizon	07/16/2026	Bank Draft	0.00	197.29	DFT0001704
MT004051	Verizon	07/14/2026	Bank Draft	0.00	635.73	DFT0001706

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	234	123	0.00	286,675.34
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	28	28	0.00	78,707.44
EFT's	0	0	0.00	0.00
	262	**152**	**0.00**	**365,382.78**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	234	123	0.00	286,675.34
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	28	28	0.00	78,707.44
EFT's	0	0	0.00	0.00
	262	**152**	**0.00**	**365,382.78**

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	7/2026	365,382.78
			365,382.78

Montgomery Township, PA

Check Report

By Check Number

Date Range: 07/28/2026 - 08/10/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
PAYR-EIT WAGE	HAB EIT	07/29/2026	Regular	0.00	76.80	105171
MT000378	Beanie Bounce Party Rentals	07/29/2026	Regular	0.00	1,414.90	105172
MT000378	Beanie Bounce Party Rentals	07/29/2026	Regular	0.00	3,583.80	105173
MT000006	21st Century Media Newspapers LLC	08/10/2026	Regular	0.00	7,662.46	105178
MT000040	Acme Uniforms For Industry	08/10/2026	Regular	0.00	481.87	105179
MT000046	Adam J. Morrow	08/10/2026	Regular	0.00	400.00	105180
MT000050	Adam Zwislewski	08/10/2026	Regular	0.00	900.00	105181
MT000075	Airgas, Inc.	08/10/2026	Regular	0.00	458.56	105182
MT000137	Allie Cavagnaro	08/10/2026	Regular	0.00	225.00	105183
MT000150	Alphagraphics Lansdale	08/10/2026	Regular	0.00	614.00	105184
MT000167	Amazon.com Services, Inc	08/10/2026	Regular	0.00	2,673.48	105185
MT000233	Angel G. Mejias	08/10/2026	Regular	0.00	1,100.00	105186
MT000279	Aramsco, Inc.	08/10/2026	Regular	0.00	526.92	105187
MT000293	Armour & Sons Electric, Inc.	08/10/2026	Regular	0.00	2,308.60	105188
MT000302	ASAP	08/10/2026	Regular	0.00	4,096.11	105189
MT000320	AT&T	08/10/2026	Regular	0.00	130.17	105190
MT000325	Atlas Copco Compressors LLC	08/10/2026	Regular	0.00	2,998.55	105191
MT000378	Beanie Bounce Party Rentals	08/10/2026	Regular	0.00	3,782.06	105192
MT000388	Bergey's	08/10/2026	Regular	0.00	519.95	105193
MT004346	Boot Barn Inc	08/10/2026	Regular	0.00	881.93	105194
MT000467	Brandi Blusiewicz	08/10/2026	Regular	0.00	700.00	105195
MT000469	Brandon Uzdzienski	08/10/2026	Regular	0.00	200.00	105196
MT000511	Britton Industries, Inc.	08/10/2026	Regular	0.00	199.50	105197
MT000550	C L Weber Co Inc.	08/10/2026	Regular	0.00	27.14	105198
MT000552	C.E.S.	08/10/2026	Regular	0.00	90.03	105199
MT000580	Carl Frederick Herr	08/10/2026	Regular	0.00	200.00	105200
MT000632	CDW Government, Inc.	08/10/2026	Regular	0.00	167.54	105201
MT000637	Cenero, LLC	08/10/2026	Regular	0.00	530.00	105202
MT004558	Christopher Ayral	08/10/2026	Regular	0.00	500.00	105203
MT000786	COMCAST	08/10/2026	Regular	0.00	20.96	105204
MT000786	COMCAST	08/10/2026	Regular	0.00	20.96	105205
MT004849	CPSM	08/10/2026	Regular	0.00	7,000.00	105206
MT000848	Creative Product Sourcing, Inc.	08/10/2026	Regular	0.00	2,303.31	105207
MT004944	Daniel Jenkins	08/10/2026	Regular	0.00	300.00	105208
MT004640	Daud George	08/10/2026	Regular	0.00	105.00	105209
MT000917	David Boice	08/10/2026	Regular	0.00	200.00	105210
MT000923	David H. Lightkep, Inc.	08/10/2026	Regular	0.00	639.98	105211
MT000941	Davidheiser's Inc.	08/10/2026	Regular	0.00	336.00	105212
MT000969	DeglerWhiting Inc.	08/10/2026	Regular	0.00	3,742.00	105213
MT000971	Dejana Truck and Utility LLC	08/10/2026	Regular	0.00	33,264.00	105214
MT001030	DJB Specialties, Inc.	08/10/2026	Regular	0.00	190.00	105215
MT001076	DVHT Delaware Valley Health Trust	08/10/2026	Regular	0.00	188,810.52	105216
MT001078	DVMMA Delaware Valley Municipal	08/10/2026	Regular	0.00	375.10	105217
MT001229	Eureka Stone Quarry, Inc.	08/10/2026	Regular	0.00	83.42	105218
MT001230	Eurofins Drinking Water and Wastewater North	08/10/2026	Regular	0.00	148.50	105219
MT001265	FedEx	08/10/2026	Regular	0.00	22.66	105220
MT001287	First Student Charter Center	08/10/2026	Regular	0.00	1,000.00	105221
MT001287	First Student Charter Center	08/10/2026	Regular	0.00	800.00	105222
MT001287	First Student Charter Center	08/10/2026	Regular	0.00	800.00	105223
MT001287	First Student Charter Center	08/10/2026	Regular	0.00	800.00	105224
MT001379	George Allen Portable Toilets, Inc.	08/10/2026	Regular	0.00	979.00	105225
MT004833	GHD Services Inc.	08/10/2026	Regular	0.00	12,763.20	105226
MT001412	Glick Fire Equipment Company Inc	08/10/2026	Regular	0.00	1,440.00	105227
MT004546	Globo Language Services, LLC	08/10/2026	Regular	0.00	100.00	105228

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004837	GoldbergSegalla	08/10/2026	Regular	0.00	3,213.00	105229
MT001427	Goose Squad L.L.C.	08/10/2026	Regular	0.00	900.00	105230
MT001430	Gouldey Welding and Fabrications Inc	08/10/2026	Regular	0.00	1,600.00	105231
MT004549	Graham Management LP	08/10/2026	Regular	0.00	50.34	105232
MT001439	Granturk Equipment Co., Inc.	08/10/2026	Regular	0.00	133.94	105233
MT004940	Harris Blacktopping, Inc	08/10/2026	Regular	0.00	80,395.20	105234
MT001548	Home Depot Credit Services	08/10/2026	Regular	0.00	550.03	105235
MT001553	Horizon Signs LLC	08/10/2026	Regular	0.00	65.00	105236
MT001559	Hoys Landscaping Inc	08/10/2026	Regular	0.00	137.80	105237
MT001562	Hui Lin	08/10/2026	Regular	0.00	660.00	105238
MT001643	Jacob Millevoi	08/10/2026	Regular	0.00	100.00	105239
MT001856	John Bereschak	08/10/2026	Regular	0.00	600.00	105240
MT004941	John Thomas Crawford III	08/10/2026	Regular	0.00	18.75	105241
MT001902	Jonathan S. Beer	08/10/2026	Regular	0.00	3,250.00	105242
MT004520	Joseph K. Egenolf Jr	08/10/2026	Regular	0.00	300.00	105243
MT004308	Justin Tohanczyn	08/10/2026	Regular	0.00	150.00	105244
MT002038	Keith Grierson	08/10/2026	Regular	0.00	100.00	105245
MT002089	Keystone Municipal Services, Inc.	08/10/2026	Regular	0.00	6,037.50	105246
MT002170	Kyle W. Stump	08/10/2026	Regular	0.00	100.00	105247
MT002341	Lowe's Companies Inc.	08/10/2026	Regular	0.00	194.14	105248
MT002367	Mad Science of West New Jersey	08/10/2026	Regular	0.00	2,890.00	105249
MT004942	Marie Woodward	08/10/2026	Regular	0.00	225.00	105250
MT002451	Marriott's Emergency Equipment	08/10/2026	Regular	0.00	454.00	105251
MT002470	Mary Kay Kelm, Esquire	08/10/2026	Regular	0.00	857.50	105252
MT004700	Matthew T Brinkmann	08/10/2026	Regular	0.00	100.00	105253
MT004950	MES Service Company, LLC	08/10/2026	Regular	0.00	27,188.56	105254
MT002609	Michael Bean	08/10/2026	Regular	0.00	600.00	105255
MT002613	Michael D. Shinton	08/10/2026	Regular	0.00	200.00	105256
MT004518	Michael Sasso	08/10/2026	Regular	0.00	300.00	105257
PAYR-IAFF	Montgomery Township Professional	08/10/2026	Regular	0.00	295.14	105258
MT002796	Moyer Indoor / Outdoor	08/10/2026	Regular	0.00	576.00	105259
MT004138	Napa Auto Parts	08/10/2026	Regular	0.00	71.93	105260
MT004838	NJS Concrete LLC	08/10/2026	Regular	0.00	64,511.10	105261
MT002926	North Penn School District	08/10/2026	Regular	0.00	1,800.00	105262
MT002974	Omega Systems Consultants, Inc.	08/10/2026	Regular	0.00	4,486.25	105263
MT003044	Patrick Kerr	08/10/2026	Regular	0.00	100.00	105264
MT003046	Patriot Workwear	08/10/2026	Regular	0.00	688.50	105265
MT003076	PECO - Payment Processing	08/10/2026	Regular	0.00	71.61	105266
MT003109	Pennsylvania One Call System, Inc.	08/10/2026	Regular	0.00	1,259.07	105267
ZZ001862	Pure Cleaners	08/10/2026	Regular	0.00	1,837.00	105268
MT000342	Pye-Barker Fire & Safety	08/10/2026	Regular	0.00	127.05	105269
MT003227	Rachel Brick	08/10/2026	Regular	0.00	100.00	105270
MT003291	Rem-Ark Alloys, Inc.	08/10/2026	Regular	0.00	529.75	105271
MT003334	Richter Drafting and Office Supply Co. Inc	08/10/2026	Regular	0.00	305.57	105272
MT004305	Ryan Taylor Graphics	08/10/2026	Regular	0.00	470.00	105273
MT003444	Ryan W. Irvin	08/10/2026	Regular	0.00	400.00	105274
MT003456	Safeguard Business Systems	08/10/2026	Regular	0.00	546.40	105275
MT003533	Service Tire Truck Centers	08/10/2026	Regular	0.00	370.00	105276
MT003583	Signal Control Products, LLC	08/10/2026	Regular	0.00	15,400.00	105277
MT004621	SJ Fuel South Co Inc	08/10/2026	Regular	0.00	10,968.28	105278
MT003657	Staples Business Credit	08/10/2026	Regular	0.00	289.46	105279
MT003683	Stephen A. Splendido	08/10/2026	Regular	0.00	200.00	105280
MT003766	Synatek	08/10/2026	Regular	0.00	8,320.00	105281
MT003790	TD Card Services	08/10/2026	Regular	0.00	53.95	105282
MT003834	The Homer Group	08/10/2026	Regular	0.00	317.00	105283
MT004945	Theresa Harris	08/10/2026	Regular	0.00	65.00	105284
MT003880	Thomson Reuters	08/10/2026	Regular	0.00	643.33	105285
MT004913	Timothy McLean	08/10/2026	Regular	0.00	300.00	105286
MT004946	Tina Stoll	08/10/2026	Regular	0.00	268.15	105287
MT004753	Tina Stoll Tax Collector	08/10/2026	Regular	0.00	44.00	105288
MT004926	Tri-County Collision Center	08/10/2026	Regular	0.00	7,531.08	105289

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003975	Turf Equipment and Supply Co.	08/10/2026	Regular	0.00	547.38	105290
MT004044	Vault Health	08/10/2026	Regular	0.00	155.54	105291
MT004056	Verizon Wireless Services, LLC	08/10/2026	Regular	0.00	680.31	105292
MT004056	Verizon Wireless Services, LLC	08/10/2026	Regular	0.00	440.11	105293
MT004080	Vinay P. Setty	08/10/2026	Regular	0.00	450.00	105294
MT004878	Vintage Vibes Band	08/10/2026	Regular	0.00	800.00	105295
MT004198	Witmer Public Safety Group Inc.	08/10/2026	Regular	0.00	9,469.58	105296
MT001134	Wonderware, Inc.	08/10/2026	Regular	0.00	202.83	105297
MT003985	U.S. Bank	08/07/2026	Regular	0.00	16,923.80	105298
	Void	08/07/2026	Regular	0.00	0.00	105299
MT003985	U.S. Bank	08/07/2026	Regular	0.00	21,055.15	105300
	Void	08/07/2026	Regular	0.00	0.00	105301
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	43.37	DFT0001645
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	78.63	DFT0001647
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	60.56	DFT0001649
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	47.78	DFT0001651
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	29.50	DFT0001653
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	40.58	DFT0001655
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	37.06	DFT0001657
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	133.48	DFT0001659
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	130.63	DFT0001661
MT003076	PECO - Payment Processing	08/05/2026	Bank Draft	0.00	28.25	DFT0001663
MT003076	PECO - Payment Processing	08/06/2026	Bank Draft	0.00	291.57	DFT0001665
MT003076	PECO - Payment Processing	08/06/2026	Bank Draft	0.00	35.06	DFT0001667
MT003076	PECO - Payment Processing	08/03/2026	Bank Draft	0.00	53.35	DFT0001669
MT004056	Verizon Wireless Services, LLC	08/05/2026	Bank Draft	0.00	4,013.58	DFT0001713
MT000786	COMCAST	08/03/2026	Bank Draft	0.00	568.11	DFT0001715
PAYR-PBA	Police Benevolent Association	07/30/2026	Bank Draft	0.00	1,485.00	DFT0001721
PAYR-POL PEN	U.S. Bank	07/30/2026	Bank Draft	0.00	9,834.58	DFT0001722
PAYR-PA SCDU	PA SCDU	07/30/2026	Bank Draft	0.00	715.38	DFT0001723
ZZZ - PAYR-401	Empower Retirement	07/30/2026	Bank Draft	0.00	19,825.33	DFT0001724
ZZZ - PAYR-457	Empower Retirement	07/30/2026	Bank Draft	0.00	20,461.70	DFT0001725
PAYR-PHILA	City of Philadelphia	07/30/2026	Bank Draft	0.00	431.87	DFT0001726
PAYR-SITW	State of Pennsylvania	07/30/2026	Bank Draft	0.00	12.00	DFT0001727
PAYR-LST	HAB-LST	07/30/2026	Bank Draft	0.00	332.00	DFT0001728
PAYR-SITW	State of Pennsylvania	07/30/2026	Bank Draft	0.00	14,042.66	DFT0001729
MT003076	PECO - Payment Processing	08/03/2026	Bank Draft	0.00	5,066.55	DFT0001737
MT003076	PECO - Payment Processing	08/06/2026	Bank Draft	0.00	71.61	DFT0001739
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	62.84	DFT0001741
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	1,198.38	DFT0001743
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	55.60	DFT0001745
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	302.84	DFT0001746
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	59.97	DFT0001748
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	148.42	DFT0001750
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	71.90	DFT0001752
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	19.49	DFT0001754
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	285.97	DFT0001755
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	100.93	DFT0001757
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	35.73	DFT0001759
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	40.49	DFT0001761
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	416.54	DFT0001763
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	30.97	DFT0001765
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	80.26	DFT0001767
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	79.09	DFT0001769
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	70.30	DFT0001771
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	77.49	DFT0001773
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	110.88	DFT0001775
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	28.54	DFT0001777
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	17.50	DFT0001779
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	87.31	DFT0001781
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	70.30	DFT0001783

Check Report

Date Range: 07/28/2026 - 08/10/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	46.87	DFT0001785
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	66.35	DFT0001787
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	32.95	DFT0001789
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	56.47	DFT0001791
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	58.81	DFT0001793
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	62.76	DFT0001795
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	32.95	DFT0001797
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	84.19	DFT0001799
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	56.83	DFT0001801
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	107.63	DFT0001803
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	83.36	DFT0001805
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	1,122.88	DFT0001807
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	36.98	DFT0001809
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	199.48	DFT0001811
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	168.04	DFT0001813
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	118.41	DFT0001815
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	279.42	DFT0001817
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	119.51	DFT0001819
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	77.49	DFT0001821
MT003076	PECO - Payment Processing	07/31/2026	Bank Draft	0.00	67.96	DFT0001823

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	286	125	0.00	598,735.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	69	69	0.00	84,201.27
EFT's	0	0	0.00	0.00
	355	**196**	**0.00**	**682,936.33**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	286	125	0.00	598,735.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	69	69	0.00	84,201.27
EFT's	0	0	0.00	0.00
	355	**196**	**0.00**	**682,936.33**

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	7/2026	78,547.10
99	Claim on Pooled Cash	8/2026	604,389.23
			682,936.33

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06d

SUBJECT:	Montgomeryville Mitsubishi LDS-23-011 Escrow Release #1
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

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BACKGROUND:

Attached is a construction escrow release, requested by Montgomeryville Mitsubishi, as recommended by the Township Engineer.

The original amount of escrow was $570,632.15, held as a Letter of Credit provided by Univest Bank and Trust Company. This is the first release for this project and is in the amount of $109,105.70. The new balance will be $461,526.45.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 20, 2026

File No. 2308011.04

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: 309 Autovest Properties, LP - Montgomeryville Mitsubishi – LD23-011
Escrow Release 1

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the project referenced above. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of $109,105.70 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer. Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/

Enclosure: Release of Escrow Form & Summary (7/20/26)

cc: Jesse Hill, Director of Planning & Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Wesley Nappen - Applicant – 309 Autovest Properties, LP

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 07/10/2026

Development: **Montgomeryville Mitsubishi - LD-23-011** **G&A Project #:** **2308011.04**
Release #: **1**

Dear Mr. Dougherty:

This is an escrow release request in the amount of $109,105.70. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 07/20/2026

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that $109,105.70 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 7/20/2026
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from 309 Autovest Properties, LP for Montgomeryville Mitsubishi - LD-23-011, in the amount of $109,105.70, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of $109,105.70;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $109,105.70; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of $570,632.15 pursuant to a signed Land Development Agreement and that $0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $461,526.45 in escrow.

MOTION BY: _____ VOTE: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 1

DATE PREPARED: 20-Jul-2026

PROJECT NAME:	**Montgomeryville Mitsubishi**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	309 Autovest Properties, LP	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LD-23-011
ESCROW AGENT:	Univest			G&A PROJECT NO.:	2308011.04
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 77,813.48	AGREEMENT DATE:	

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$ 518,756.50	$ 99,187.00	$ -	$ 99,187.00	$ 419,569.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 51,875.65	$ 9,918.70	$ -	$ 9,918.70	$ 41,956.95
TOTAL	$ 570,632.15	$ 109,105.70	$ -	$ 109,105.70	$ 461,526.45

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**SITE PREPARATION & EROSION CONTROL**												
1.	Construction Entrance	EA	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00		$ -	1.00	$ 2,500.00		$ -
2.	12 inch Silt Sock	LF	860	$ 5.50	$ 4,730.00	860.00	$ 4,730.00		$ -	860.00	$ 4,730.00		$ -
3.	Inlet Filter	EA	10	$ 165.00	$ 1,650.00	10.00	$ 1,650.00		$ -	10.00	$ 1,650.00		$ -
4.	Construction Fencing	EA	1	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00		$ -	1.00	$ 3,500.00		$ -
5.	E&S Maintenance & Removal	LS	1	$ 800.00	$ 800.00		$ -		$ -		$ -	1.00	$ 800.00
B.	**STORM SEWER**												
1.	15 inch HDPE	LF	234	$ 65.00	$ 15,210.00	234.00	$ 15,210.00		$ -	234.00	$ 15,210.00		$ -
2.	Type M Inlet	EA	3	$ 2,650.00	$ 7,950.00	3.00	$ 7,950.00		$ -	3.00	$ 7,950.00		$ -
3.	Tie Into Existing Inlet	LS	1	$ 750.00	$ 750.00	1.00	$ 750.00		$ -	1.00	$ 750.00		$ -
4.	12 inch HDPE Roof Drain	LF	550	$ 58.00	$ 31,900.00	560.00	$ 32,480.00		$ -	560.00	$ 32,480.00	-10.00	$ (580.00)
5.	Downspout Riser	EA	6	$ 1,500.00	$ 9,000.00	6.00	$ 9,000.00		$ -	6.00	$ 9,000.00		$ -
C.	**RAIN GARDEN**												
1.	15 inch HDPE	LF	64	$ 73.00	$ 4,672.00	64.00	$ 4,672.00		$ -	64.00	$ 4,672.00		$ -
2.	Outlet Structure	EA	1	$ 3,025.00	$ 3,025.00	1.00	$ 3,025.00		$ -	1.00	$ 3,025.00		$ -
3.	Tie Into Existing Inlet	LS	1	$ 750.00	$ 750.00	1.00	$ 750.00		$ -	1.00	$ 750.00		$ -
4.	River Rock	CY	7	$ 265.00	$ 1,855.00		$ -		$ -		$ -	7.00	$ 1,855.00
5.	Cut to Grade	CY	100	$ 28.00	$ 2,800.00		$ -		$ -		$ -	100.00	$ 2,800.00
6.	Scarify Basin Floor	LS	1	$ 500.00	$ 500.00		$ -		$ -		$ -	1.00	$ 500.00
7.	4 inch Underdrain	LF	70	$ 47.00	$ 3,290.00		$ -		$ -		$ -	70.00	$ 3,290.00
8.	12 inch #3 Stone	LS	64	$ 92.00	$ 5,888.00		$ -		$ -		$ -	64.00	$ 5,888.00
9.	6 inch Sand	CY	32	$ 125.00	$ 4,000.00		$ -		$ -		$ -	32.00	$ 4,000.00
10.	18 inch Planting Soil	CY	100	$ 100.00	$ 10,000.00		$ -		$ -		$ -	100.00	$ 10,000.00
D.	**CONCRETE**												
1.	Curb - remove existing	LF	270	$ 11.00	$ 2,970.00	270.00	$ 2,970.00		$ -	270.00	$ 2,970.00		$ -
2.	Curb	LF	220	$ 58.00	$ 12,760.00		$ -		$ -		$ -	220.00	$ 12,760.00
3.	Curb Ramps inc. DWS	ES	5	$ 3,500.00	$ 17,500.00		$ -		$ -		$ -	5.00	$ 17,500.00
4.	Sidewalk inc. subbase	SF	4,067	$ 12.00	$ 48,804.00		$ -		$ -		$ -	4,067.00	$ 48,804.00
5.	Bollards	EA	20	$ 1,050.00	$ 21,000.00		$ -		$ -		$ -	20.00	$ 21,000.00
E.	**PAVING**												
2.	3 inch 2A Aggregate	SY	4,710	$ 6.25	$ 29,437.50		$ -		$ -		$ -	4,710.00	$ 29,437.50
3.	5 inch 25mm Base	SY	4,710	$ 32.00	$ 150,720.00		$ -		$ -		$ -	4,710.00	$ 150,720.00
4.	Sweep & Tack Coat	SY	4,710	$ 1.00	$ 4,710.00		$ -		$ -		$ -	4,710.00	$ 4,710.00
5.	1.5 inch 9.5mm Wearing	SY	4,710	$ 13.00	$ 61,230.00		$ -		$ -		$ -	4,710.00	$ 61,230.00
6.	Seal Joints	LS	1	$ 1,000.00	$ 1,000.00		$ -		$ -		$ -	1.00	$ 1,000.00

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 1

DATE PREPARED: 20-Jul-2026

PROJECT NAME:	**Montgomeryville Mitsubishi**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 45,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	309 Autovest Properties, LP	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LD-23-011
ESCROW AGENT:	Univest			G&A PROJECT NO.:	2308011.04
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 77,813.48	AGREEMENT DATE:	

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 518,756.50	$ 99,187.00	$ -	$ 99,187.00	$ 419,569.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 51,875.65	$ 9,918.70	$ -	$ 9,918.70	$ 41,956.95
TOTAL	$ 570,632.15	$ 109,105.70	$ -	$ 109,105.70	$ 461,526.45

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
F.	**LANDSCAPING**												
1.	Shrubs (24-30 inch)	EA	42	$ 90.00	$ 3,780.00		$ -		$ -		$ -	42.00	$ 3,780.00
2.	Perennials (1 gal)	EA	505	$ 15.00	$ 7,575.00		$ -		$ -		$ -	505.00	$ 7,575.00
G.	**OTHER**												
1.	Construction Stakeout	LS	1	$ 10,000.00	$ 10,000.00	1.00	$ 10,000.00		$ -	1.00	$ 10,000.00		$ -
2.	Signs	LS	1	$ 2,500.00	$ 2,500.00		$ -		$ -		$ -	1.00	$ 2,500.00
3.	Pavement Markings	LS	1	$ 5,000.00	$ 5,000.00		$ -		$ -		$ -	1.00	$ 5,000.00
4.	Trash Enclosure	LS	1	$ 20,000.00	$ 20,000.00		$ -		$ -		$ -	1.00	$ 20,000.00
5.	As-Built Plan	LS	1	$ 5,000.00	$ 5,000.00		$ -		$ -		$ -	1.00	$ 5,000.00
H.	**ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)**												
1.	10% Annual Construction Cost Increase *(Balance as of mm/dd/yy - $x.xx)*	LS	1	$ -	$ -		$ -		$ -		$ -	1.00	$ -
I.	**CONTINGENCY**												
1.	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	$ 51,875.65	$ 51,875.65	0.19	$ 9,918.70		$ -	0.19	$ 9,918.70	0.81	$ 41,956.95

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #06e

SUBJECT:	Quick Lube of Carolina DBA Take 5 Oil Change LDS-24-001 737 Bethlehem Pike
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Director of Planning and Zoning/Zoning Officer

BACKGROUND:

Attached is a construction escrow release, and start of maintenance, requested by Quick Lube of Carolina, DBA Take 5 Oil Change, located at 737 Bethlehem Pike, as recommended by the Township Engineer.

The original amount of escrow was $328,944.00, held as a Letter of Credit, provided by First Horizon Bank. This is the second release and is in the amount of $44,994.56. The new balance will be $0. This release is contingent upon delivery of a Maintenance Bond, in the amount of $44,856.00, to be held throughout the 18-month maintenance period, as recommended by the Township Engineer, and subject to the satisfaction of the Township Solicitor, and payment of all outstanding invoices.

MOTION/RESOLUTION:

MOTION to authorize as part of the consent agenda.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 5, 2026

File No. 2311001.02

Jesse Hill, Interim Zoning Officer
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Quick Lube of Carolina, LLC dba Take 5 Oil Change – LD-24-001
737 Bethlehem Pike
Escrow Release 2 – Start of Maintenance Period

Dear Jesse:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of $44,994.56 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

We also recommend that the 18-month maintenance period begins provided the Township is in receipt of the maintenance security in the amount of $44,856.00

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/sl

Enclosure: Summary of Improvement Escrow Account (August 5, 2026)

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Des Roberts – Quick Lube of Carolins, LLC dba Take 5 Oil Change
Matthew McHugh, Esq – Klehr Harrison Harvey Branzburg LLP
Lindsey Breylinger, Senior Project Manager – Bohler Engineering
Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist – Gilmore & Associates, Inc.
Geoffrey J. Attanasio, P.E. – Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 08/04/2026

Development: **Take 5 - Montgomeryville - LD-24-001** **G&A Project #:** **2311001.02**
Release #: **2**

Dear Mr. Dougherty:

This is an escrow release request in the amount of $44,994.56. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 08/05/2026

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that $44,994.56 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 8/5/2026
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Quick Lube of Carolina, LLC dba Take 5 Oil Change for Take 5 - Montgomeryville - LD-24-001, in the amount of $44,994.56, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of $44,994.56;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of $44,994.56; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of $328,944.00 pursuant to a signed Land Development Agreement and that $283,949.44 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of $0.00 in escrow.

MOTION BY: _____ VOTE: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 2

DATE PREPARED: 5-Aug-2026

PROJECT NAME:	**Take 5 - Montgomeryville**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 30,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	Quick Lube of Carolina, LLC dba Take 5 Oil Change	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LD-24-001
ESCROW AGENT:	First Horizon Bank			G&A PROJECT NO.:	2311001.02
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 44,856.00	AGREEMENT DATE:	19-Mar-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	PRIOR	TOTAL	BALANCE
CONSTRUCTION	$ 299,040.00	$ 40,808.00	$ 258,232.00	$ 299,040.00	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 29,904.00	$ 4,186.56	$ 25,717.44	$ 29,904.00	$ -
TOTAL	$ 328,944.00	$ 44,994.56	$ 283,949.44	$ 328,944.00	$ -

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
A.	**EROSION CONTROL**												
1.	Construction Entrance	EA	1	$ 2,800.00	$ 2,800.00		$ -	1.00	$ 2,800.00	1.00	$ 2,800.00		$ -
2.	Concrete Washout	EA	1	$ 400.00	$ 400.00		$ -	1.00	$ 400.00	1.00	$ 400.00		$ -
3.	18" Silt Socks	LF	800	$ 6.00	$ 4,800.00		$ -	800.00	$ 4,800.00	800.00	$ 4,800.00		$ -
4.	24" Silt Socks	LF	70	$ 7.80	$ 546.00		$ -	70.00	$ 546.00	70.00	$ 546.00		$ -
5.	Tree Protection Fencing	LF	200	$ 1.80	$ 360.00		$ -	200.00	$ 360.00	200.00	$ 360.00		$ -
6.	Inlet Protection (Silt Sack)	EA	2	$ 120.00	$ 240.00		$ -	2.00	$ 240.00	2.00	$ 240.00		$ -
7.	Filter Bags 15X15	EA	1	$ 108.00	$ 108.00		$ -	1.00	$ 108.00	1.00	$ 108.00		$ -
8.	Soil Stockpiles	EA	1	$ 600.00	$ 600.00		$ -	1.00	$ 600.00	1.00	$ 600.00		$ -
9.	E&S Maintenance & Removal	LS	1	$ 2,000.00	$ 2,000.00		$ -	1.00	$ 2,000.00	1.00	$ 2,000.00		$ -
B.	**STORM WATER MANAGEMENT**												
1.	4 inch HDPE underdrain	LF	220	$ 20.00	$ 4,400.00		$ -	220.00	$ 4,400.00	220.00	$ 4,400.00		$ -
2.	18 inch HDPE	LF	90	$ 35.00	$ 3,150.00		$ -	90.00	$ 3,150.00	90.00	$ 3,150.00		$ -
3.	Tie Into Existing Storm Structure	EA	1	$ 1,800.00	$ 1,800.00		$ -	1.00	$ 1,800.00	1.00	$ 1,800.00		$ -
4.	Replace Existing Inlet Frame with Manhole Top	EA	1	$ 3,600.00	$ 3,600.00		$ -	1.00	$ 3,600.00	1.00	$ 3,600.00		$ -
5.	4' Dia. Storm Manhole	EA	1	$ 3,000.00	$ 3,000.00		$ -	1.00	$ 3,000.00	1.00	$ 3,000.00		$ -
6.	Rip rap aprons	EA	2	$ 1,500.00	$ 3,000.00		$ -	2.00	$ 3,000.00	2.00	$ 3,000.00		$ -
7.	Outlet Structure with Trash Rack	EA	1	$ 3,500.00	$ 3,500.00		$ -	1.00	$ 3,500.00	1.00	$ 3,500.00		$ -
8.	SW BMP - Grading	CY	225	$ 6.00	$ 1,350.00		$ -	225.00	$ 1,350.00	225.00	$ 1,350.00		$ -
9.	SW BMP - Mix & Place Amended Soils	CY	550	$ 12.00	$ 6,600.00		$ -	550.00	$ 6,600.00	550.00	$ 6,600.00		$ -
C.	**WATER**												
1.	1.5 inch Type K Copper Line	LF	160	$ 20.00	$ 3,200.00		$ -	160.00	$ 3,200.00	160.00	$ 3,200.00		$ -
D.	**CURB & PAVEMENT**												
1.	Concrete Curb On-Site	LF	1,500	$ 37.50	$ 56,250.00		$ -	1,500.00	$ 56,250.00	1,500.00	$ 56,250.00		$ -
2.	Concrete Sidewalk, 4 inch Depth	SF	2,000	$ 10.00	$ 20,000.00		$ -	2,000.00	$ 20,000.00	2,000.00	$ 20,000.00		$ -
3.	Concrete Curb Ramp	EA	10	$ 2,500.00	$ 25,000.00		$ -	10.00	$ 25,000.00	10.00	$ 25,000.00		$ -
4.	Detectable Warning Surface	SF	120	$ 80.00	$ 9,600.00		$ -	120.00	$ 9,600.00	120.00	$ 9,600.00		$ -
5.	Concrete Pavement, 6 inch depth	SF	500	$ 20.00	$ 10,000.00		$ -	500.00	$ 10,000.00	500.00	$ 10,000.00		$ -
6.	1.5 inch 9.5mm WMA Wearing Course	SY	1,800	$ 10.00	$ 18,000.00		$ -	1,800.00	$ 18,000.00	1,800.00	$ 18,000.00		$ -
7.	3 inch 19mm WMA Binder Course	SY	1,800	$ 15.00	$ 27,000.00		$ -	1,800.00	$ 27,000.00	1,800.00	$ 27,000.00		$ -
8.	6 inch 2A Subbase	SY	1,800	$ 6.00	$ 10,800.00		$ -	1,800.00	$ 10,800.00	1,800.00	$ 10,800.00		$ -
E.	**PAVEMENT MARKINGS & SIGNAGE**												
1.	4" Wide Thermoplastic Striping	LF	1,000	$ 0.60	$ 600.00		$ -	1,000.00	$ 600.00	1,000.00	$ 600.00		$ -
2.	8" Wide Thermoplastic Striping	LF	300	$ 0.76	$ 228.00		$ -	300.00	$ 228.00	300.00	$ 228.00		$ -
3.	24" Wide Thermoplastic Striping	LF	30	$ 1.60	$ 48.00		$ -	30.00	$ 48.00	30.00	$ 48.00		$ -
4.	6 ft wide continental crosswalk	LF	103	$ 5.00	$ 515.00		$ -	103.00	$ 515.00	103.00	$ 515.00		$ -
5.	8 ft wide continental crosswalk	LF	92	$ 6.00	$ 552.00		$ -	92.00	$ 552.00	92.00	$ 552.00		$ -
6.	Arrows	EA	4	$ 100.00	$ 400.00		$ -	4.00	$ 400.00	4.00	$ 400.00		$ -
7.	Painted Handicap Symbols	EA	1	$ 180.00	$ 180.00		$ -	1.00	$ 180.00	1.00	$ 180.00		$ -
8.	Painted STOP	EA	3	$ 175.00	$ 525.00		$ -	3.00	$ 525.00	3.00	$ 525.00		$ -
9.	Painted DO NOT ENTER	EA	1	$ 250.00	$ 250.00		$ -	1.00	$ 250.00	1.00	$ 250.00		$ -
10.	Handicap Parking Signs	EA	1	$ 250.00	$ 250.00		$ -	1.00	$ 250.00	1.00	$ 250.00		$ -
11.	Traffic Control Signs	EA	10	$ 250.00	$ 2,500.00		$ -	10.00	$ 2,500.00	10.00	$ 2,500.00		$ -

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ESCROW RELEASE NO.: 2

DATE PREPARED: 5-Aug-2026

PROJECT NAME:	**Take 5 - Montgomeryville**	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	$ 30,000.00	**MONTGOMERY TOWNSHIP**	
DEVELOPER:	Quick Lube of Carolina, LLC dba Take 5 Oil Change	TOTAL ADMINISTRATION (CASH ESCROW):	$ 5,000.00	TOWNSHIP NO.:	LD-24-001
ESCROW AGENT:	First Horizon Bank			G&A PROJECT NO.:	2311001.02
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	$ 44,856.00	AGREEMENT DATE:	19-Mar-2025

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS CURRENT	RELEASE REQUESTS PRIOR	RELEASE REQUESTS TOTAL	BALANCE
CONSTRUCTION	$ 299,040.00	$ 40,808.00	$ 258,232.00	$ 299,040.00	$ -
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of m/d/y = $x.xx)	$ -	$ -	$ -	$ -	$ -
CONTINGENCY (10%)	$ 29,904.00	$ 4,186.56	$ 25,717.44	$ 29,904.00	$ -
TOTAL	$ 328,944.00	$ 44,994.56	$ 283,949.44	$ 328,944.00	$ -

	CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST QTY	CURRENT REQUEST COST	PRIOR REQUESTS QTY	PRIOR REQUESTS COST	TOTAL REQUESTS (incl. current release) QTY	TOTAL REQUESTS (incl. current release) COST	AVAILABLE FOR RELEASE (incl. current release) QTY	AVAILABLE FOR RELEASE (incl. current release) COST
F.	**LIGHTS**												
1.	LED with 30" Exposed Foundation & 17.5 ft pole	EA	5	$ 3,360.00	$ 16,800.00		$ -	5.00	$ 16,800.00	5.00	$ 16,800.00		$ -
G.	**LANDSCAPING**												
1.	Shade Tree (2 1/2" - 3" caliper)	EA	21	$ 600.00	$ 12,600.00	21.00	$ 12,600.00		$ -	21.00	$ 12,600.00		$ -
2.	Ornamental Tree (2" - 2 1/2" caliper or 8-10')	EA	1	$ 400.00	$ 400.00	1.00	$ 400.00		$ -	1.00	$ 400.00		$ -
3.	Evergreen Shrubs & Deciduous Shrubs (18" - 24")	EA	4	$ 90.00	$ 360.00	4.00	$ 360.00		$ -	4.00	$ 360.00		$ -
4.	Evergreen Shrubs & Deciduous Shrubs (30" - 36")	EA	121	$ 90.00	$ 10,890.00	121.00	$ 10,890.00		$ -	121.00	$ 10,890.00		$ -
5.	Evergreen Shrubs & Deciduous Shrubs (3' - 4')	EA	11	$ 90.00	$ 990.00	11.00	$ 990.00		$ -	11.00	$ 990.00		$ -
6.	Groundcover Shrubs (15" - 18" spread)	EA	145	$ 28.00	$ 4,060.00	145.00	$ 4,060.00		$ -	145.00	$ 4,060.00		$ -
7.	Ornamental Grasses	EA	29	$ 12.00	$ 348.00	29.00	$ 348.00		$ -	29.00	$ 348.00		$ -
H.	**OTHER**												
1.	Concrete Bollards	EA	6	$ 280.00	$ 1,680.00		$ -	6.00	$ 1,680.00	6.00	$ 1,680.00		$ -
2.	Accessibility Railings	LF	55	$ 12.00	$ 660.00	55.00	$ 660.00		$ -	55.00	$ 660.00		$ -
3.	4 foot high Chain Link Fence	LF	550	$ 12.00	$ 6,600.00		$ -	550.00	$ 6,600.00	550.00	$ 6,600.00		$ -
4.	Trash Enclosure	EA	1	$ 10,000.00	$ 10,000.00	0.50	$ 5,000.00	0.50	$ 5,000.00	1.00	$ 10,000.00		$ -
5.	Lot Monuments	LS	4	$ 500.00	$ 2,000.00	4.00	$ 2,000.00		$ -	4.00	$ 2,000.00		$ -
6.	As-Built Plans	LS	1	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00		$ -	1.00	$ 3,500.00		$ -
I.	**ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)**												
1.	10% Annual Construction Cost Increase *(Balance as of m/d/y - $x.xx)*	LS	1	$ -	$ -	1.00	$ -		$ -	1.00	$ -		$ -
J.	**CONTINGENCY**												
1.	10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	$ 29,904.00	$ 29,904.00	0.14	$ 4,186.56	0.86	$ 25,717.44	1.00	$ 29,904.00		$ -

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #07

SUBJECT:	Recognition of Detective Jeff DePolo Retirement
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Eric C. Pelletier, Public Safety Committee Liaison
INITIATED BY:	William R. Peoples, Chief of Police

BACKGROUND:

On September 24, 2001, Detective Jeff DePolo began his career with the Montgomery Township Police Department. 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 Perkiomen 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, Defensive Tactics Instructor, Pepper Spray Instructor, Taser Instructor, First Aid/CPR 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 to Montgomery Township, Detective DePolo received numerous letters of appreciation from township residents, civic organizations, and neighboring law enforcement agencies. He is also the recipient of the Department's Official Commendation for Lifesaving and a Unit Citation.

The Montgomery Township Police Department extends its sincere gratitude to Detective Jeff DePolo for his 25 years of dedicated service. His professionalism, integrity, and unwavering commitment to the residents of Montgomery Township have left a lasting impact on the Department and the community he faithfully served.

RECOMMENDATION:

It is recommended that the Board of Supervisors recognize Detective Jeff DePolo on the occasion of his retirement from the Montgomery Township Police Department after 25 years of dedicated service.

MOTION/RESOLUTION:

Motion that we hereby recognize Jeffrey DePolo's retirement and express our deep gratitude to him for his dedication and faithful service to the Montgomery Township Police Department and the Montgomery Township community.

1) Motion by: _____ Second by: _____
2) Chairwoman will ask for public comment.
3) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #08

SUBJECT:	Joseph Ambler Inn – Introduction of Owners and Property Plans
MEETING DATE:	August 10, 2026
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Tonight, the new owners of the Joseph Ambler Inn are here to introduce themselves to the Board and the community.

They wish to share their vision for the property and what it will involve moving forward.

SITE DATA

1005 HORSHAM ROAD
NORTH WALES, PA 19454

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
TAX MAP PARCEL: 46-00-01129-004
BLOCK 15, UNIT 10



ZONING DATA TABLE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
ZONING DISTRICT:	R-2 RESIDENTIAL	R-2 RESIDENTIAL	R-2 RESIDENTIAL	N/A
USE:	TBD	COMMERCIAL*	COMMERCIAL / MIXED *	*
MINIMUM LOT SIZE	20,000 SF	505,296 SF**	505,296 SF	NO
MINIMUM LOT WIDTH	125 FT	737.86 FT	737.86 FT	NO
FRONT BSBL	60 FT	60 FT	60 FT	NO
SIDE BSBL (AGGREGATE)	30 FT	30 FT	30 FT	NO
SIDE BSBL (MINIMUM)	15 FT	15 FT	15 FT	NO
REAR BSBL	30 FT	30 FT	30 FT	NO
MAXIMUM BUILDING COVERAGE	15% 75,794 SF	4% 20,465 SF	12.3% 61,942 SF	NO
IMPERVIOUS COVERAGE	30% 151,588 SF	22.4% 113,556 SF	29.8%*** 150,747 SF	NO***
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	~50 FT****	YES ****
PARKING	127 / 362 *****	133	211 (+78)	YES *****

* EXISTING SITE HAS A VARIANCE FOR COMMERCIAL / HOTEL / B&B USE. PROPOSED PLAN EXPANDS THIS USE AND ADDS MIXED USE TO SITE.
** LOT SIZE INCLUDES LAND TO BE GRANTED VIA EASEMENTS TO TOWNSHIP TRAIL AND BMP / SWM
*** PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION ALL NEW DRIVES, WALKS & PATIOS AS PERVIOUS PAVING. OTHERWISE, RELIEF WILL BE REQUIRED.
**** ASSISTED LIVING BUILDING IS ENVISIONED AS 3 STORIES PLUS GROUND LEVEL (4 STORIES), AND WILL EXCEED 35'.
***** MIXED USE NATURE OF PROPOSED DEVELOPMENT IS WELL-SUITED FOR SHARED PARKING.

PRELIMINARY SITE DATA

SD100A

JAI - JAI SITE PLAN

PROJ. #: 26xxx
DATE: 06/10/2026

NextChapter ARCHITECTS
www.NextChapterArchitects.com
213-712-3107

6/10/2026 6:57:57 PM



PRELIMINARY SITE PLAN

JAI - JAI SITE PLAN

0 50' 100' 200'
0 2"
1" = 100'-0"

SD100B

PROJ. #: 26xxx
DATE: 06/10/2026

NextChapter ARCHITECTS
www.NextChapterArchitects.com
213-712-3107

6/10/2026 6:57:59 PM



PRELIMINARY PHASING PLAN

JAI - JAI SITE PLAN

SD100C

PROJ. #: 26xxx
DATE: 06/10/2026

NextChapter ARCHITECTS
www.NextChapterArchitects.com
213-712-3107

6/10/2026 6:58:01 PM

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #09

SUBJECT:	Public Hearing: Zoning Ordinance Amendment - Data Centers
MEETING DATE:	August 10, 2026
BOARD LIAISON:	
INITIATED BY:	Carolyn McCreary, Township Manager Sean Kilkenny, Esq., Township Solicitor

BACKGROUND:

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, which the Board of Supervisors adopted at their public meeting on March 23. It declared our zoning ordinance substantively invalid and initiated the process to remedy it by preparing an ordinance specifically for data centers.

The Solicitor's office drafted the ordinance, which was reviewed by the Planning Commission, the Montgomery County Planning Commission, Township staff and Township professionals.

The Board authorized the advertisement of the ordinance at their June 8, 2026 public meeting.

The ordinance is presented this evening for adoption.

MOTION/RESOLUTION:

Motion to adopt Ordinance No. 26-358Z, amending Chapter 230 to add definitions related to 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.

1) Motion by: _____ Second by: _____
2) The Chairwoman will call for public comment.
3) The Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 26-358Z

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AMENDING CHAPTER 230, ZONING, SECTION 230-5, WORD USAGE; DEFINITIONS, TO ADD DEFINITIONS RELATED TO DATA CENTERS; AND AMENDING SECTION 230-103, 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

WHEREAS, the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.* ("MPC"), authorizes the Board of Supervisors of Montgomery Township ("Board") to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Montgomery Township ("Township") and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board has met the procedural requirements of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including advertising, submission to the planning commissions, and holding a public hearing; and

WHEREAS, after review of the Township' general laws, particularly its existing zoning regulations, in light of the laws and requirements of the Commonwealth of Pennsylvania and the MPC, the Board has determined it would be in the best interest of the Township and consistent with the Township's existing Comprehensive Plan to amend its zoning code as codified in Chapter 230 to include definitions for data centers and to allow data centers to be located in the LI- Limited Industrial Zoning District by conditional use subject to certain criteria and requirements.

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Montgomery Township Zoning Code as set forth below:

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, as follows:

SECTION I: Code Amendments. Chapter 230, Zoning, of the Montgomery Township Code is hereby amended as follows:

A. Section 230-5, Word Usage; Definitions, is hereby amended to provide for the following terms and definitions:

DATA CENTER – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers,

appliances and other associated components related to digital data operations. This definition shall include, but is not limited to, cryptocurrency mining, blockchain transaction processing, server farms, or cloud environments. The facility may also include Data Center Accessory Uses. This definition does not include computers, electronics, and/or telecommunications and/or related equipment that is customarily incidental to an otherwise permissible use on the property, such as servers associated with an office building or similar technology.

DATA CENTER ACCESSORY USE – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, office, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

DATA CENTER CAMPUS: A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; (iii) Energy Generation System, and (iv) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

DATA CENTER ELECTRICAL SUBSTATION – A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

ENERGY GENERATION SYSTEM – When applicable to a Data Center, Data Center Campus, and/or Data Center Accessory Uses, any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

FOOTCANDLE – Enough light to saturate a one-foot square with one lumen of light.

QUALIFIED PROFESSIONAL – An engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training, and experience applicable to the scope of work, evaluation, or testing being performed and/or plan, report or analysis to be produced.

SENSITIVE RECEPTORS – Schools, preschools, day care centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community

centers, places of worship, public playgrounds, public parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use.

B. Article XVII, LI Limited Industrial District, Section 230-103, Use Regulations, Subsection C, uses permitted by conditional use, is hereby amended to provide as follows:

(5) Data Centers; Data Center Campus, provided that such use and operation are in accord with the following criteria and requirements:

[1] Street Access. A Data Center or Data Center Campus shall take access from an arterial or collector road and shall have secondary access suitable for emergency response purposes.

[2] Bulk Standards.

a. Minimum Lot Size: A Data Center or multiple Data Centers containing, individually or collectively on a single property, over 100,000 square feet in gross floor area shall have a minimum lot area of 10 acres, in compliance with §230-116.A(1). Data Center(s) with less than this gross square footage shall comply with the minimum lot size requirements for the LI Limited Industrial District.

b. Maximum Height: Data Centers, Data Center Accessory Uses, and Energy Generation Systems may not exceed 60 feet in height. The maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses and equipment.

c. Minimum Setbacks: Data Centers, Data Center Accessory Uses, Energy Generation Systems, and truck idling areas shall have a minimum setback from all property lines of 250 feet, with the exceptions of utility lines, fiber optic lines, and security stations.

d. Data Centers, Data Center Accessory Uses, Data Center Electrical Substations, and Energy Generation Systems shall be a minimum of 500 feet from residential uses, residential districts, and/or other Sensitive Receptors.

    i. The required separation distance shall be measured in a straight line from the closest point of a Data Center, Data Center Accessory Use or Data Center Electrical Substations to the nearest property line of the residential use, residential zoning district, or Sensitive Receptor, as applicable.

e. Maximum Building Coverage shall comply with §230-116.A(2), Area, Width and Yard Regulations for the LI Limited Industrial District

f. Maximum Impervious Coverage shall comply with §230-116.A(3), Area, Width and Yard Regulations for the LI Limited Industrial District

g. Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall not be perceptible at or beyond the property line.

[3] Design.

a. Data Center façades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the facade.

b. Principal building façades shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of principal building facade.

c. No more than 80 percent of a principal building façade may consist of one building material.

d. No more than 80 percent of a principal building façade may consist of one color, texture, or pattern.

e. Data Center façades shall avoid the use of undifferentiated surfaces by including the following design elements:

i. Change in building height;
ii. Building step-backs or recesses;
iii. Fenestration;
iv. Change in building material, pattern, texture, color;
v. Use of accent materials; and
vi. Other architectural features determined as satisfactory to the Board of Supervisors.

f. Data Center principal buildings shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.

g. Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface.

h. Elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.

i. Fencing shall not include barbed or razor wire and shall be subject to Township fence standards.

j. Projects shall be designed and constructed to, at a minimum, be at a Certified Level under the USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the Township Engineer.

[4] Energy Usage Plan.

a. The Applicant for a Data Center, Data Center Campus, and/or Data Center Accessory Use shall provide an Energy Usage Plan with the conditional use application, which Plan shall provide or identify at a minimum the following:

i. Annual electricity demand;

ii. Energy supply sources that will be utilized;

iii. Energy storage capacity as applicable;

iv. Proposed sources of back-up power;

v. Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including: (1) those to reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure; (2) cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions; (3) explore battery storage as a backup energy source for 50-100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators; (4) support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the applicable Regional Transmission Organization, such as the PJM region; and (4) Monitor and report energy efficiency and emissions data to the Township on a regular basis.

vi. If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following: (1) documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid; (2) documentation that a transmission security agreement has been received by the Applicant; (3) documentation that the transmission security agreement has been signed by all necessary parties; and (4) the date that the electric utility provider provided for the proposed energization of the data center.

vii. The Energy Usage Plan will be prepared and certified by a Qualified Professional. The plan shall be subject to review and comment by the Township. The Township shall have the right to require supplemental or

amended plans based upon comments by the Township prior to conditional use approval.

b. A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) and that proposes to connect to the power grid shall be required to procure a minimum of 10% of its power from renewable generation sources generated withing the applicable Regional Transmission Organization, such as the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.

[5] Energy Generation Systems and Electrical Substation Usage.

a. Any Energy Generation System designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing Township or utility regulations. Such systems shall be considered a separate principal use for a property and must be approved according to all applicable state, federal, or other applicable agency regulations along with Township zoning regulations applicable to such use. However, such systems shall be permitted upon the same property as a Data Center or as part of a Data Center Campus if the Energy Generation system is owned and operated as the same entity operating the Data Center, and shared ownership is maintained. The Applicant shall select, design, and locate the Energy Generation Systems to limit noise, emissions, and visual impacts to adjacent and nearby use. Data Center principal buildings on a site shall be located between Energy Generation Systems and residential districts or any Sensitive Receptors so that an Energy Generation System is screened from public view.

b. Use for peak shaving or supplying power to the grid is prohibited from any Energy Generation System unless specifically approved as a principal use by the Township as part of the conditional use approval.

c. Data Center Electrical Substations shall be located on the side or rear of the principal building for the Data Center or principal buildings on a Data Center Campus so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center's principal building(s) and the substation.

d. Data Center Electrical Substations or Energy Generation Systems visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.

e. When feasible, burying power lines serving the property is required. On-site power lines of 34.5 kV and below shall be buried.

f. Data Center Electrical Substations and/or Energy Generation Systems located on a property that abuts a zoning district boundary other than industrial, and/or a boundary with a property with a Sensitive Receptor shall be set back a minimum of 500 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the LI Limited Industrial District

g. Any Data Center Electrical Substation or Energy Generation System must comply with any other aspect of the Township's Zoning Code related to uses governing electrical substations or energy generation, in general, and any other outside agency requirements.

[6] Backup Power Usage.

a. Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.

b. Diesel generators shall undergo annual testing, and reports shall be provided to the Township upon request to ensure that Data Center's equipment is performing as designed and that emissions from the Data Center do not exceed permitted limits.

c. Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:

i. When the primary source of energy is not available due to an emergency outage.

ii. During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year. Data Center operators shall maintain records of such testing and maintenance times and shall provide such records to the Township upon written request to ensure compliance with this subsection.

iii. Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.

[7] Water Usage.

a. Any water-based cooling systems associated with a Data Center use shall operate as a closed-loop water system. No water utilized by a Data Center facility shall be discharged, released, or otherwise exported from the site, and only if otherwise permitted, except through a connection to a public sanitary sewer system approved by the Township and the appropriate sewer authority. Open-loop, once-through, or evaporative water-intensive cooling systems are expressly prohibited. An applicant may propose an alternative cooling system that can be demonstrated to

use less water and energy than closed-loop systems to the satisfaction of the Township Engineer.

b. The Applicant shall submit, as part of any conditional use application, written documentation from a public water utility provider authorized to serve the Township confirming that the proposed use will be served exclusively by the public water system, that sufficient capacity is available to accommodate the proposed demand, and that the proposed wastewater disposal system complies the the provider's industrial pretreatment program.

c. No conditional use approval shall be granted for a Data Center proposing the use of groundwater wells, springs, or direct withdrawals from surface watercourses for water sources.

d. Wastewater disposal:

   i. Data Centers shall rely solely upon the Township's public system for wastewater disposal when such disposal is permitted.

   ii. Wastewater disposal shall comply with all requirements of the applicable Township or sewer authority industrial pretreatment program, and any applicable Township ordinance, and shall be required to demonstrate compliance as part of the conditional use approval process.

   iii. The Applicant shall submit an analysis of wastewater disposal needs to the Township's applicable public sewer system, indicating the quantity and types of wastewater generation expected. Wastewater shall include, but is not limited to, sewage, water discharged as part of the Data Center's HVAC system, and/or water used for a closed-loop water system. In addition, as part of the conditional use application, the Applicant shall provide a plan for wastewater disposal that is not permitted to be disposed of through the applicable public authority's industrial pretreatment program. With the conditional use application, the Applicant shall submit documentation certified by the applicable public authority that the public authority can support the conveyance and treatment needed and that the wastewater disposal plan complies with the authority's industrial pretreatment program. The Applicant shall supply the public authority with all information necessary by the public authority to make such determinations.

   iv. Any untreated wastewater generated is prohibited to be discharged to stormwater systems, surface waters, underground engineered or natural aquifers, or underground storage tanks or wells.

   v. Water discharged as part of the Data Center's HVAC system and/or water used for a closed-loop water system shall not be permitted to be discharged

or otherwise disposed of through the applicable public authority's wastewater system.

[8] Thermal Impact. A Thermal Impact Mitigation Plan, prepared and certified by a Qualified Professional, shall be submitted with the conditional use application, including, at a minimum:

a. Identification of primary sources of waste heat (air- and water-based).

b. Evaluation of potential off-site thermal impacts (including plume/heat discharge and localized heat islands) under representative seasonal conditions.

c. Description of design measures to minimize heat impacts (e.g., equipment siting, shielding, landscaping, cool roofs/paving where applicable).

d. Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).

e. Inclusion of a monitoring/verification plan process that can be verified by the Township, if required by conditions of approval based on proximity to Sensitive Receptors or site constraints.

f. The Thermal Impact Mitigation Plan shall be subject to review and comment by the Township. The Township shall have the right to require supplemental or amended plans based upon comments by the Township prior to any use approval.

[9] Noise and Vibration

a. Whether on a rooftop, on the ground level, or elsewhere on the exterior of the property, mechanical equipment must be screened by an acoustical barrier.

b. The Applicant shall provide and, as applicable, agree to provide the following noise and vibration studies:

i. The Applicant shall submit a pre-construction noise and vibration study with the conditional use application prepared and sealed by a Qualified Professional of acoustical noise or vibration analysis, to include the predicted noise and vibration levels from the operation of the Data Center and/or Data Center Accessory Uses.

ii. Simultaneous Operation Assumption. All noise evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and

other noise-producing devices operating at maximum rated capacity, unless a more restrictive operating condition is required by approval.

iii. Within 180 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center or a Data Center Accessory Building, the Applicant shall submit to the Township an as-built post-construction noise and vibration study. The study shall:

1. Be conducted by a Qualified Professional using applicable ANSI standards and generally accepted criteria.

2. Demonstrate compliance with all applicable noise regulations set forth in the Data Center Noise Standards Tables at the end of this section. Compliance shall be demonstrated using objective sound level limits expressed in A-weighted decibels (dBA), measured and evaluated in accordance with standardized methodologies acceptable to the Township.

3. Include sound measurements taken at all property lines.

4. Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.

5. Address low-frequency noise impacts, including compliance with applicable dBC limits set forth in the Data Center Noise Standards Tables.

6. Vibration Standards to be used in the study. Vibration shall be evaluated using two distinct criteria: (a) Building Damage: Ground vibration shall not exceed 0.2 to 0.5 inches per second peak particle velocity (PPV), measured in accordance with USBM RI 8507 or successor standard; and (b) Human Perception: Vibration levels shall not exceed 65 VdB, measured in accordance with ISO 2631-1 or successor standard.

7. Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.

8. The timing of the post construction noise and vibration study shall not preclude enforcement by the Township at any time upon identification of a violation. The Applicant shall provide reasonable access to monitoring data, equipment specifications, and operating conditions to the Township Engineer, designee or other consultant acting on behalf of the Township.

c. If the post construction study demonstrates non-compliance with any applicable noise or vibration standard, or if the study is inconclusive, the Applicant shall, within 30 days of written notice from the Township, submit a corrective action plan prepared by a Qualified Professional. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than 30 days following Township notice of non-compliance, unless extended by the Township for good cause shown. The corrective action plan must show the mitigation measures on a site plan and must be designed in compliance with all noise mitigation measures identified as needed or recommended by the corrective action plan. The Zoning Officer has the authority to interpret and enforce the post-construction study and any necessary mitigation or corrective measures.

d. If the pre-construction noise study establishes a baseline sound level in excess of the maximum sound level permitted under Data Center Noise Standards Tables, the post-construction study shall demonstrate that operations of the proposed use do not increase baseline ambient sound levels. Sound levels with 1 dBA of ambient sound levels will meet this requirement.

e. Objective Noise Standards. Noise limits shall be established by land use category, measurement location, time-of-day, and averaging period, and shall include provisions for instrumentation and low-frequency noise evaluation.

f. The Township may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.

g. If initial monitoring or complaints indicate a probable violation, the Township may require interim mitigation measures, which may include operational modifications, equipment limitations, additional or increased acoustic barriers, or temporary curtailment of specific noise producing activities until compliance is demonstrated.

h. Data Center Noise Standards Tables:

Data Center Noise Standards Tables

The following tables establish objective noise limits, modeling requirements, and enforcement procedures applicable to Data Center use. These standards shall supersede noise standards set forth in any noise chapters or noise provisions of the Code for Data Centers only.

Table 1: Data Center Noise Limits, Measurement, and Compliance Requirements:

Category	Requirement
Applicable Uses	Data Centers, Data Center Accessory Uses and any other accessory mechanical equipment, generators, cooling systems, or substations
Measurement Basis	A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise
Receptor Locations	Measurements and modeling shall be conducted at the nearest property line to receptors
Operating Condition Assumption	All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity

Table 2: Numeric Noise Limits by Zoning Use:

Adjoining Land Use	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
Residential	55 dBA Leq (1-hour)	45 dBA Leq (1-hour)
Mixed-Use/ Commercial	60 dBA Leq (1-hour)	50 dBA Leq (1-hour)
Industrial	65 dBA Leq (1-hour)	55 dBA Leq (1-hour)

Short-term tonal or impulsive noise exceeding the above limits by 5 dBA or more shall constitute a violation.

Table 3: Low-Frequency Noise Criteria:

Parameter	Requirement
Frequency Sensitivity	C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise
Measurement Metric	Equivalent continuous sound level (Leq, 1-hour) in dBC
Measurement Locations	At the nearest property line
Daytime Limit (7:00 AM – 10:00 PM)	70 dBC Leq (1-hour)
Nighttime Limit (10:00 PM – 7:00 AM)	60 dBC Leq (1-hour)
Tonal / Narrowband Noise	Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Township based on clearly perceptible tonal characteristics

Applicability	Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment

Table 4: Modeling and Study Requirements

Requirement	Standard
Pre-construction Study	Required with conditional use application
Post-construction Verification	Required within 180 days of commencement of operations
Prepared By	Qualified Professional with demonstrated noise expertise
Modeling Methodology	ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model
Meteorological Assumptions	Downwind propagation, ISO-conservative conditions
Equipment Data	Manufacturer sound power levels and octave-band spectra
Low-Frequency Evaluation	Required where large generators or cooling systems are used

Table 5: Measurement Procedures:

Element	Requirement
Instrumentation	Type 1 or Type 2 ANSI-certified sound level meter
Calibration	Pre- and post-measurement field calibration required
Measurement Duration	Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations.
Operating Conditions	Measurements shall include peak cooling load and generator operation under load
Background Noise	Baseline ambient levels documented prior to construction

Table 6: Compliance:

Item		Requirement
Material Definition	Increase	An increase of **≥ 3 dBA** above baseline ambient sound level
Violation Determination		Exceedance of numeric limits or material increase
Retesting Authority		Township may require additional testing following substantiated complaints or equipment changes

[10] Air Pollution.

a. As part of the conditional use application, the Applicant shall provide a plan and/or report prepared by a Qualified Professional detailing how the Data Center and any Energy Generation System on the property shall comply with all applicable state and federal laws regulating air pollution emissions.

b. Six (6) months after a Data Center and/or Energy Generation System commences operation, the Data Center operator shall submit to the Township an air pollution and plume study or report prepared by a Qualified Professional with demonstrated air pollution measurement expertise. Such study or report shall, at a minimum, evaluate the then-existing site conditions as it relates to air pollutant emissions and applicable state and federal standards, and any proposed site conditions or changes if needed to maintain or reach compliance. The Data Center operator shall ensure that all emissions meet or exceed applicable state and federal laws regulating emissions, as applicable to the property's location. If compliance is not shown in the study/report, the Data Center operator shall make any necessary changes to reduce air pollutant emissions to such acceptable standards, and provide a new plan/study that establishes such compliance, within thirty (30) days from the date of the prior plan/study.

c. Thereafter, Applicant shall agree as a condition of conditional use approval that annual testing shall be performed and reports shall be provided to the Township and other relevant state and federal agencies to ensure that Data Center, Energy Generation System, and/or Data Center Accessory Use equipment is performing as designed and emissions from such Data Center facilities or Energy Generation System do not exceed allowable limits. Such testing and reporting shall be at the sole expense of the Applicant or the Applicant's assigned.

[11] Emergency Response.

a. An Emergency Response Plan shall be required as part of the conditional use application and shall be prepared by a Qualified Professional with demonstrated experience in providing such plans. The Emergency Response Plan shall:

i. Evaluate the impacts, both positive and negative, of the proposed Data Center upon emergency services and fire protection.

ii. Be reviewed by and acceptable to the Township fire department and emergency management services as part of the conditional use process.

iii. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.

iv. Ensure that all first responders receive adequate training specific to the installed system at the expense of the Applicant or the Applicant's assigned.

v. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a Qualified Professional at the expense of the Applicant or the Applicant's assigned.

b. Each Data Center or Data Center Campus shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/ representative's name, the telephone number, and the corresponding local power company's name and telephone number.

c. The Applicant shall coordinate with the Township's emergency management coordinator to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the Township's public safety radio communications system exterior to on-site buildings. The Applicant shall install enhancement systems, as needed, to achieve compliance.

d. The equipment used in any Data Center operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes and in compliance with the National Electrical Code as adopted through Chapter 80 of the Township Code, Uniform Construction Codes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

e. Data Centers, Energy Generation System, and any Data Center Accessory Use facilities proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage and incompliance with the National Electrical Code as adopted through Chapter 80 of the Township Code, Uniform Construction Codes.

f. No Data Center, Energy Generation System, or Data Center Accessory Use facility shall be approved for conditional use unless the Applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

[12] Electronic Waste. An Electronic Waste Plan shall be submitted with the conditional use application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the Data Center or Energy Generation System is updated or decommissioned. The plan shall be subject to review and comment by the Township. The Township shall have the right to require

supplemental or amended plans or reports based upon comments by the Township prior to conditional use approval.

[13] Parking.

a. One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.

b. The Township may ask for an additional 25 percent of required parking spaces to be held in reserve.

[14] Sensitive Receptors. Unless physically impossible, Data Center Accessory Use facilities, Data Center Electrical Substations, Energy Generation Systems, and other noise, pollution, and/or odor creators shall be oriented away from abutting Sensitive Receptors. Screening as described in subsection o. below "Buffer Yards and Screening" shall be provided. When making feasibility decisions, the Township must consider existing laws and regulations and balance public safety with the site development's potential impacts on nearby Sensitive Receptors.

[15] Buffer Yards and Screening

a. All Data Center operations and facilities, including Energy Generation Systems, shall provide buffer yards and screening along all property boundary lines, except for areas of ingress and egress into the site. All buffers shall be provided as set forth herein, which shall be planted in accordance with the provisions of Article VI, Landscaping, of Chapter 205, Subdivision and Land Development and other applicable Township screening and tree planting requirements.

b. Service Areas - Loading bays, refuse collection areas, and service entrances shall be screened from view from existing or planned public roads, Sensitive Receptors, and residential zoning districts. Screening may include year-round landscaping or a screen wall that will substantially mitigate visual impacts of such areas to the satisfaction of the Township Engineer, as determined by a line-of-sight study submitted by the Applicant with the conditional use application

c. The buffer yard may be located within the required building setback lines. Excepting the primary ingress and egress into the site, no impervious surface is permitted within the buffer yard aside from access drives, sidewalks, and associated improvements.

d. Mechanical/Electrical Equipment Screening:

i. Ground-Mounted:

1. Ground-mounted equipment adjacent to and serving the Data Center shall be completely screened behind an opaque wall or fence. When

the equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings.

2. When in or adjacent to an industrial use or zoning district, ground-mounted equipment screening is only required from any existing or planned public road.

3. Ground-mounted equipment is prohibited in any required setback.

ii. Roof-Top:

1. All roof-top-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the Data Center or Energy Generation System. This shall be accomplished by setting the penthouse or screened area back from the façade of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the top of the parapet. Roof-top equipment to be screened and includes, but is not limited to, the following: cooling, ventilation, and power supply machinery.

2. Roof-top equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall a distance no less than the height of said equipment.

3. Roof-top equipment may exceed the applicable maximum district building height when completely screened pursuant to the provisions of this chapter and approved at the time of conditional use approval.

4. Roof-top equipment other than solar may occupy up to a maximum of 30% of the roof area when screened per this section and, when combined with the height of the applicable Data Center building, Energy Generation System, of Data Center Accessory Use facility, does not exceed the maximum building height requirement.

[4] Vegetative Buffering

a. Data Center sites abutting Sensitive Receptors or collector/arterial roads must include an enhanced vegetative buffer yard with required plantings located on an earthen berm with a grade no steeper than 3:1. The minimum height of the berm abutting Sensitive Receptors is 10 feet, and the minimum height of a berm abutting collector/arterial roads is 6 feet.

b. Where the combined footprint of the principal structure or structures is less than 100,000 square feet:

i. A minimum 100-foot vegetative buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or Sensitive Receptor.

ii. A minimum 50-foot buffer yard shall be provided along any property line adjacent to a non-residential use or zone.

c. Where the combined footprint of the principal structure or structures is between 100,000 square feet and 250,000 square feet:

i. A minimum 150-foot vegetative buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or Sensitive Receptor.

ii. A minimum 50-foot buffer yard shall be provided along all other property lines.

d. Where the combined footprint of the principal structure or structures exceeds 250,000 square feet:

i. A minimum 300-foot vegetative buffer yard shall be provided along the entire length of any public street frontage of any property upon which the Data Center is located and along any property line which abuts or is within 500 feet of an existing residential property line or Sensitive Receptor.

ii. A minimum 50-foot buffer yard shall be provided along all other property lines.

e. Utilities should be located outside of buffer yards to the maximum extent feasible to maintain a cohesive buffer yard, protect landscaping, and preserve open space. Utilities should be co-located when feasible to minimize the number of utility crossings through the required buffer yard, particularly when such crossings cannot be avoided.

f. Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted for new berms and plantings if approved by the Township as part of a conditional use approval.

g. Buffer yards along roadways shall be measured from the street right-of-way line.

h. Where a lot line drainage or utility easement is required, the buffer yard shall be measured from the inside edge of the easement.

i. Buffer yards shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies

[16] Decommissioning.

a. A Decommissioning Plan prepared by a Qualified Professional with relevant past experience shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.

b. The then owner of the Data Center or Data Center Campus shall submit a notification of closure if operations are permanently ceased.

c. Decommissioning shall begin within 1 year of cessation of Data Center operations on the property, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the Township for good cause.

d. Standards for Decommissioning:

i. All above-ground structures, equipment, and accessory facilities shall be removed.

ii. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.

iii. Disturbed soils shall be stabilized and re-vegetated.

iv. Any utility connections shall be safely disconnected and capped.

v. The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district

e. Decommissioning Financial Security. Prior to issuance of the permit for the construction of a Data Center, Energy Generation System, or Data Center Accessory Use facility, the then-owner, operator or developer shall provide financial security to the Township in an amount acceptable to the Township Engineer to secure its decommissioning obligations under this section, which Decommissioning Financial Security shall be separate from and in addition to any other financial security obligations as may be applicable by other law, including financial security required for the installation of the public improvements or maintenance thereof.

i. The amount of financial security required for decommissioning shall be based on an estimate of the cost of completion of decommissioning ("Decommissioning Costs") without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs") as prepared by the Township Engineer.

ii. The facility then-owner or operator shall then post and maintain decommissioning financial security in an amount equal to Net Decommissioning Costs plus 10%, provided that at no point shall decommissioning funds be less than 50% of Decommissioning Costs.

iii. The Decommissioning Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, a tri-party agreement in a form acceptable to the Township Solicitor, or a bond in a form acceptable to the Township Solicitor. Any letter of credit or tri-party agreement shall be executed by a financial institution approved by the Township and shall provide the Township with the ability to make a demand of payment due to an uncured default through means of mail or electronic mail, and not solely through an in-person presentation. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until decommissioning is complete. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.

iv. On every fifth anniversary of the date of providing the Decommissioning Financial Security the then existing facility owner or operator shall provide an updated decommission cost estimate, with adjustments for inflation and cost and value changes. If the Decommissioning Financial Security amount changes, the facility owner or operator shall remit the increased financial security to the Township within 30 days of the approval of the updated decommissioning security estimate by the Municipality.

v. In addition to posting a Decommissioning Financial Security, the Data Center owner, operator, or developer shall enter into a decommissioning agreement with the Township prepared by the Township Solicitor outlining the decommissioning responsibilities, including the posting and maintenance of the Decommissioning Financial Security, which agreement may be recorded

against the property as an ongoing obligation or covenant running with the land.

vi. All decommissioning costs estimates as provided for herein shall be subject to review and approval by the Township and the owner or operator submitting such costs estimates shall be responsible for administrative, legal, and engineering costs incurred by the Township for such review and for the preparation of any associated agreements or documents.

vii. In the event of a sale or transfer of the property or a Data Center facility on the property, the acquiring individual, entity, or agency shall adhere to all applicable requirements as contained herein including all financial security and operational requirements.

[17] Lighting

a. Horizontal Surfaces. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

b. Non-Horizontal Surfaces. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

c. Adjacent Residential Uses. The illumination projected onto a residential use shall at no time exceed 0.1 footcandle measured line-of-sight and from any point on the receiving residential property.

d. Adjacent Non-Residential Use. The illumination projected from any property onto a nonresidential use shall at no time exceed 0.5 initial footcandle, measured line-of-sight from any point on the receiving property.

e. Glare. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved by using means such as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

f. LED Lights. LED light sources shall have a correlated color temperature that does not exceed 3000K.

g. Luminaires. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

h. Lighting After Hours. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. On/off control shall be by an astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after regular business hours, or the use of motion sensor control, shall be permitted

[18] Public Engagement, Meeting, Information and Benefit Agreement.

a. Prior to a conditional use hearing for a Data Center over 100,000 square feet in gross floor area or any Data Center utilizing a Data Center Electrical Substation on the property:

i. The Applicant shall hold a public meeting at least fourteen (14) days prior to the first conditional use hearing. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the Applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code.

ii. The Applicant shall create and maintain a project website for viewing by the general public. The site shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The site shall provide a description of the proposed use, construction timelines and phasing plans, dates of public meetings with municipal bodies, and status of permits.

b. If federal or commonwealth law establishes the ability for the Township to enter into a community benefits agreement with the Applicant, the Applicant shall enter into such an agreement to the satisfaction of the Township and as otherwise permissible under such laws.

[19] Plan Violations.

a. If an Energy Usage Plan, Thermal Impact Mitigation Plan, Post-Construction Noise and/or Vibration Plan, Electronic Waste Plan, Emergency Response Plan, Decommissioning Plan, diesel generator annual testing results, air pollution testing results, or any other operations or results, are in violation of the applicable plan, limits, responsibilities, and/or requirements set forth herein, or if a Data Center operator is not operating in accordance with any plan submitted to obtain conditional use approval, and after written notice and a thirty (30) day opportunity to cure, the operator of the violating Data Center facility and landowner of the property containing the violation shall be considered in violation of the Township Zoning Ordinance and shall be subject to enforcement for daily, ongoing violations and other enforcement remedies, fines, and costs and fees reimbursement available to the Township pursuant to Article XXV, Enforcement, of this Chapter.

b. The Township shall have the right to inspect and review any plans, supplemental or amended plans, testing results, or similar findings obtained by or for a Data Center operator, property owner, or an agent thereof, as required for compliance with this Chapter. Failure to obtain any required results, failure to maintain any required documents, or failure to provide such documents to the Township within ten (10) days of written request from the Township, shall constitute a violation of the Township Zoning Ordinance.

SECTION II. Severability. The terms, conditions, and provisions of this Ordinance are hereby declared to be severable, and should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance, and the remainder of the Ordinance shall remain in force.

SECTION III. Repealer. Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION V. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this day of , 2026.

ATTEST:

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

By:_____
Carolyn McCreary, Township Secretary

By:_____
Tanya C. Bamford, Chair of the
Montgomery Township Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD INFORMATION SUMMARY

Item #10

SUBJECT:	Public Comment on the Township's MS4 Stormwater Management Plan
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Montgomery Township submitted our 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 comment at our building and on the website.

At this time the Board may ask anyone in attendance if they wish to make comments, which would be noted and attached to the PRP & TMDL Plan.

Introduction

Montgomery Township (Municipality), Montgomery County is comprised of approximately 10.7 square miles of land situated within the Neshaminy Creek and Wissahickon Creek watersheds. The Municipality owns and maintains a small municipal separate storm sewer system (MS4) requiring a National Pollutant Discharge Elimination System (NPDES) permit to allow discharge of stormwater runoff to waters of the Commonwealth of Pennsylvania. The Wissahickon Creek and the Neshaminy Creek, as well as several of their tributaries, are listed as impaired streams due to excessive siltation and nutrients. The Wissahickon Creek and Neshaminy Creek have approved Total Maximum Daily Load (TMDL) plans. These plans establish waste load allocations (WLA) limiting certain pollutants that are permitted to be discharged to waters of the Commonwealth of Pennsylvania. The MS4 has been issued an Individual NPDES authorization (#PAI130057) to permit discharges from the MS4 to waters of the Commonwealth.

As the permitee of an MS4, the Municipality is submitting this Pollutant Reduction Plan (PRP) and Total Maximum Daily Load (TMDL) Plan (PRP & TMDL Plan) in accordance with the requirements of *Individual Permit PAG-13 for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems* (MS4). Specifically, the Municipality is required to implement a PRP & TMDL Plan to address sediment loading reductions in in the Cooks Run-Neshaminy Creek, Little Neshaminy Creek, West Branch Neshaminy Creek HUC-12, and the Upper Wissahickon Creek HUC-12. The PRP & TMDL Plan shall be submitted to DEP for approval no later than one year following the effective date of the permit. The PRP & TMDL Plan shall become effective and enforceable upon written notification of approval from DEP. The Municipality shall implement the PRP & TMDL Plan within 5 years of the effective date of this permit.

This PRP & TMDL Plan is meant to replace any previously submitted PRP and/or TMDL Plan for the Municipality.

The intent of this PRP & TMDL Plan is to establish the existing loading of pollutants discharged from the MS4 to surface waters , and to present a plan to reduce these pollutants in accordance with the requirements of the Municipality's Individual NPDES Permit. This PRP & TMDL Plan is organized to follow the required elements presented in the PADEP's TMDL Plan Instructions (3800-PM-BCW0200d, rev. 3/2017) and the PRP Instructions (3800-PM-BCW0100k, rev. 3/2017). This PRP & TMDL Plan will be evaluated and updated by the Municipality on an as-needed basis, based on its effectiveness in reducing pollutant loads in discharges from the MS4 and on its currentness as the implementation of water quality projects are completed. As required, the Municipality will seek review and approval from the PADEP of any revisions or updates to this Plan.

Each PRP & TMDL Plan must include the following elements:

- Section 1: Public Participation
- Section 2: Map
- Section 3: Pollutants of Concern
- Section 4: Existing Loading for Pollutants of Concern
- Section 5: Waste Load Allocations
- Section 6: Analysis of TMDL Objectives
- Section 7: Select BMPs to Achieve the Minimum Required Reductions in Pollutant Loading
- Section 8: Identify Funding Mechanisms
- Section 9: Identify Responsible Parties for Operation and Maintenance (O&M) of BMPs

1 Public Participation

Preparation of this PRP & TMDL Plan requires public participation. The MS4 is required to complete the public participation measures listed below, and report in the PRP & TMDL Plan that each was completed:

- Make a complete copy of the PRP & TMDL Plan shall be available for public review.
- Publish, in a newspaper of general circulation in the area, a public notice containing a statement describing the plan, where it may be reviewed by the public, and the length of time the permittee will provide for the receipt of comments. The public notice must be published at least 45 days prior to the deadline for submission of the PRP & TMDL Plan to PADEP. **(Public Notice Attached)**
- Accept written comments for a minimum of 30 days from the date of public notice. **(Public comments will be attached to the PRP & TMDL Plan submitted to PADEP)**
- Accept comments from any interested member of the public at a public meeting or hearing, which may include a regularly scheduled meeting of the governing body of the municipality or municipal authority that is the permittee.
- Consider and make a record of the consideration of each timely comment received from the public during the public comment period concerning the PRP & TMDL Plan, identifying any changes made to the PRP & TMDL Plan in response to the comment. **(Comment response document will be attached to the PRP & TMDL Plan submitted to PADEP)**

All required documentation of public participation, as outlined above, is included as Appendix A.

- Date public notice was published in newspaper: TBD
- Date was made available for public review/comment: TBD
- End date for receipt of written comments (30 days from the date of public notice): TBD
- Date listed on the public meeting agenda: TBD
- Date comments were accepted at a public meeting: TBD

2 Map

Mapping is an integral part of developing the PRP & TMDL Plan and requires a level of detail suitable to identify the existing land uses and/or impervious/pervious surface coverages, and storm sewersheds in order to determine pollutant loading. The maps included in Appendix B are intended to meet planning objectives. The maps include the following features:

- land uses,
- impervious/pervious surface coverages,
- watershed boundaries,
- existing storm sewers & Best Management Practices (BMPs),
- topography,
- MS4 outfalls,
- MS4 planning area,
- parsed area (are not included in the MS4 planning area),
- storm sewersheds to each outfall, and
- locations of proposed BMPs.

The MS4's permit obligation applies to the land area tributary to the municipal separate storm sewer system. The MS4 Planning Area tributary to Neshaminy Creek and Wissahickon Creek was delineated based on the municipal storm sewer system, watershed boundaries, and Light Detection and Ranging (LiDAR) topography; all of which are shown on the. Lands owned by the State or County as well as land areas that drain directly to non-municipal roads, streams, or areas subject to non-municipal stormwater NPDES coverage were parsed from the MS4 Planning Area. Approximately 41% (2,792 of the 6,820 acres) of the Municipality has been parsed from the MS4 area. Table 2-1 summarizes the MS4 area, parsed area, and total municipal area. The MS4 TMDL/PRP Planning Area Map is included in Appendix B-1.

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC MEETING for the **Pollutant Reduction Plan & Total Maximum Daily Load Plan for Montgomery Township MS4** (Plan). The Plan outlines the measures the Township intends to implement to reduce certain pollutants discharged from the municipal separate storm sewer systems (MS4). The Plan includes a calculation of the existing loading of the pollutants of concern, a calculation of the minimum reduction required, and a selection of potential Best Management Practices (BMPs) intended to achieve the minimum required reduction. The Township is soliciting written comments on the Plan. Interested persons may submit written comments during the 30-day period of July 23 through August 22, 2026. The document may be reviewed during the comment period at the Montgomery Township offices, 1001 Stump Road, Montgomeryville, PA 18936 weekdays from 9AM - 4PM or on the Township website homepage https://www.montgomerytwp.org/. Written and verbal comments will be accepted at a public meeting on August 10, 2026 (7PM) at Montgomery Township office. Comments must be submitted in writing to the address above (Attn: Director of Building and Zoning) or by email to JHill@montgomerytwp.org and must include originator's name and address. Comments submitted by facsimile will not be accepted.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT:	Review of Zoning Hearing Board Applications
MEETING DATE:	August 10, 2026
BOARD LIAISON	Tanya C. Bamford, Chairwoman
INITIATED BY:	Jesse Hill, Zoning Officer

BACKGROUND:

Included in your packet is a summary of the applications (received to date) before the Zoning Hearing Board for their September 2, 2026 meeting.

Potential Action of the Board:

The Board may remain neutral on the applications and let the Zoning Hearing Board render a decision based on the testimony presented.

The Board may send the Solicitor's office to oppose any application. This action would require a motion, second, and vote of the Board.

Montgomery Township Zoning Hearing Board

Meeting Date: September 2, 2026 – 6:30 pm

The agenda for the scheduled hearing is as follows:

Application # 26080019 – Synergy Dental Technology, LLC / 578 Bethlehem Pike

Amish Shah is the applicant and equitable owner of the subject property. The property is a 3.07 acre parcel located in the BP Business Office & Professional Zoning District. The current use of the property is a vacant 22,000 s.f. retail furniture store. The applicant proposes establishing a 12,000 s.f dental lab/production center to create crowns, bridges, and dentures. Also included is a 4,000 s.f. meeting space/ education center for local dentists and dental professionals.

The applicant requests the following relief:

> A zoning use variance from the provisions of Section 230-80 of the Montgomery Township Zoning Ordinance to permit a limited industrial use which is not permitted at the subject property.

Application # 26080020 – Ben & Karly Vitelli / 101 Wordsworth Lane

Ben & Karly Vitelli are the applicants and owners of the subject property. The property is a 17,234 s.f. parcel located in the R2 Cluster Residential Zoning District. The current use of the property is a single-family dwelling. The applicants are proposing to install a patio and pergola in the rear yard.

The applicant requests the following relief:

> A dimensional variance from the provisions of Section 230-149.B.1.a of the Montgomery Township Zoning Ordinance to permit a patio and pergola to be located 13 feet from the rear property line when the minimum required setback is 15 feet.

Copies of the Application(s) and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #12

SUBJECT:	Consider Award of Contract for the Pre-Emption Detection Upgrades
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Eric Pelletier
INITIATED BY:	Greg Reiff, Director of Public Works

BACKGROUND:

The Township received and opened bids for the Pre-Emption Detection Upgrades utilizing PennBid on July 30, 2026, at 10:00 AM. 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. The recommendation letter and bid tabulation sheet are included in your packet.

PREVIOUS BOARD ACTION:

The Board of Supervisors authorized the advertisement of the bid at its public meeting on May 11, 2026.

BUDGET IMPACT:

A total of $100,000.00 is included in the 2026 Capital Investment Plan for the upgrades to the traffic signal pre-emption systems.

RECOMMENDATION:

It is recommended that the Board of Supervisors award the bid as recommended to Armour & Sons Electric, Inc.

MOTION/RESOLUTION:

Motion to award 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.

1) Motion by: _____. Second by: _____.
2) The Chairwoman will call for public comment.
3) The Chairwoman will call for a vote.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 3, 2026

File No. 26-00512

Carolyn McCreary, Manager
Montgomery Township
1001 Stump Rd
Montgomeryville, PA 18936

Reference: 2026 Emergency Pre-Emption Detection
Contract 2026-00512 - Bid Tabulation & Award Recommendation
Montgomery Township, Montgomery County, PA

Dear Ms. McCreary:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the bids submitted for the above referenced project. The Township received a total of two (2) bids for this project. Bids were publicly opened on July 30, at 10:00 AM. A copy of the bid tabulation has been attached for your review.

Upon examination, we have determined that Armour & Sons Electric, Inc. is the low bidder for the project. All required bid documents were properly completed, and a bid bond was included. As such, we recommend that the contract for the 2026 Emergency Pre-Emption Detection be awarded to Armour & Sons Electric, Inc. in the total amount of **$98,200.00**, subject to the review by the Township Solicitor.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

Leslie Bogdnoff, P.E.
Senior Transportation Engineer
Gilmore & Associates, Inc.

Enclosures: As Referenced

LSB/ank

cc: Greg Reiff, Montgomery Township Public Works Director
John F Walko, Esq., Montgomery Township Solicitor
Deb Rivas, Administration Supervisor, Montgomery Township
Stacey A. Rymkiewicz, Public Works Department Administrative Assistant, Montgomery Township
Jim Dougherty, P.E., Gilmore & Associates, Inc.
Ashley Kennard, E.I., Gilmore & Associates, Inc.

G **GILMORE & ASSOCIATES, INC.**
&A **BID TABULATION**

CLIENT:
Montgomery Township
PROJECT NAME:
2026 Emergency Pre-Emption Detection
PROJECT NUMBER:
26-00512
PROJECT BID DATE:
July 30, 2026

						Armour & Sons Electric, Inc. 23 East Cabot Boulevard Langhorne, PA 19047 Fred Herb 215-943-4400		Lenni Electric Corporation 1020 Andrew Drive West Chester, PA 19380 Raymond Meehan 610-436-9922	
Reference Number	**Description**	**Type**	**UOM**	**Quantity**		**Unit Price**	**Total Cost**	**Unit Price**	**Total Cost**
#1-1	Mobilization (PENNDOT Item #0608-0001)	Base	LS	1		$ 2,000.0	$2,000.00	$ 5,000.0	$5,000.00
#1-2	Maintenance and Protection of Traffic (PENNDOT Item #0901-0001)	Base	LS	1		$ 3,500.0	$3,500.00	$ 4,900.0	$4,900.00
#1-3	Emergency Pre-Emption System (4-approaches) for Dekalb Pike (SR 2202) and Cheswick Drive/Montgomery Square (PENNDOT Item #9956-0801)	Base	EA	1		$ 16,000.0	$16,000.00	$ 21,378.0	$21,378.00
#1-4	Emergency Pre-Emption System (4-approaches) for Dekalb Pike (SR 2202) and Montgomery Mall Access (PENNDOT Item #9956-0802)	Base	EA	1		$ 16,000.0	$16,000.00	$ 21,511.0	$21,511.00
#1-5	Emergency Pre-Emption System (3-approaches) for US 202 Parkway and Connector A (SR 8019) (PENNDOT Item #9956-0803)	Base	EA	1		$ 15,500.0	$15,500.00	$ 18,811.0	$18,811.00
#1-6	Emergency Pre-Emption System (4-approaches) for US 202 Parkway and Costco Drive/Terrace Way (PENNDOT Item #9956-0804)	Base	EA	1		$ 16,000.0	$16,000.00	$ 21,511.0	$21,511.00
#1-7	Emergency Pre-Emption System (4-approaches) for North Wales Road and Knapp Road (PENNDOT Item #9956-0805)	Base	EA	1		$ 16,000.0	$16,000.00	$ 21,511.0	$21,511.00
2									
#2-1	3" Conduit (PENNDOT Item #0954-0013)	Base	LF	100		$ 12	$1,200.00	$ 6.45	$645.00
#2-2	Trench and Backfill, Type III (PENNDOT Item #0954-0153)	Base	LF	100		$ 120	$12,000.00	$ 110	$11,000.00
						$98,200.00		**$126,267.00**	

COMPLETENESS REVIEW	Armour & Sons Electric, Inc.	Lenni Electric Corporation
A. Bid Form	X	X
B. Bid Bond	X	X
C. Agreement of Surety	X	X
D. Bidder Acknowledgement Form	X	X
E. Bidder's Qualification Form	X	X
F. Non-Collusion Affidavit	X	X
G. Public Works Verification Form	X	X

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #13

SUBJECT:	Authorize the Upfit of 3-Point Hitch, Front PTO & Snowplow for John Deere 6120M Tractor
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Eric Pelletier
INITIATED BY:	Greg Reiff, Director of Public Works

BACKGROUND:

On April 27, 2026, the Board of Supervisors 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. Bid specifications were prepared by Gilmore & Associates, the Township Engineer. The Township advertised for legal bids on two separate occasions under Advertisement Nos. 2825578 and 2820431 and solicited competitive bids through the PennBid electronic bidding platform. Bid openings were conducted on June 30, 2026, at 10:30 A.M. and July 27, 2026, at 10:00 A.M.; however, no bids were received at either opening. Following consultation with John F. Walko, Esq., 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. Included for consideration is a quotation from Deer Country Farm and Lawn, dated July 29, 2026, in the amount of $37,278.40 for the purchase and installation of the 3-point hitch, front PTO, and snowplow on the Township-owned John Deere 6120M Tractor.

BUDGET IMPACT:

A total of $36,000.00 has been included in the 2026 Capital Investment Plan for the purchase and installation of the 3-point hitch, front PTO, and snowplow on the Township-owned John Deere 6120M Tractor.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the purchase and installation of the 3-point hitch, front PTO, and snowplow on the Township-owned John Deere 6120M Tractor.

MOTION/RESOLUTION:

Motion to approve 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.

1) Motion by: _____. Second by: _____.
2) The Chairwoman will call for public comment
3) The Chairwoman will call for a vote.

Prepared For

MONTGOMERY TOWNSHIP

1001 STUMP RD

MONTGOMERYVILLE, PA
189369605

(215) 855-0510

Prepared By

MATTHEW SCHLEGEL

Deer Country Farm and Lawn

6670 Ruppsville Road

Allentown, PA 18106

7176294139

MATTSCHLEGEL@DEERCOUNTRY
.NET

Quote Id 2448172

Creation Date 29-Jul-2026

Expiration Date 28-Aug-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
Laforge PR5.5/6R	**$27,855.44**	**$26,251.80**	**1**	**$26,251.80**
HLA SB400012LFG Snow Blade, rubber cutting edge, 3pt hitch mount for front on tractor, curb runners and markers	**$12,878.00**	**$11,026.60**	**1**	**$11,026.60**
Equipment Total				**$37,278.40**

Quote Summary	
Total Selling Price	$37,278.40
Sub-total	**$37,278.40**
Balance Due	**$37,278.40**

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote # 2448172

Customer MONTGOMERY TOWNSHIP

Laforge PR5.5/6R

QTY In Group : 1

Hours ---

Serial Number ---

Stock Number ---

PUK Parent Serial # ---

Suggested List

$27,855.44

Selling Price

$26,251.80

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
1	Laforge PR5.5/6R Agriculture Attachments	1	$21,908.00	$21,908.00
Total Base / Options			**$21,908.00**	**$21,908.00**

Dealer Attachments

Code	Description	Qty	List Price	Adjusted Selling Price
R516320	Pulley	1	$501.15	$501.15
R517237	Bushing	1	$37.99	$37.99
R516648	Cap Screw	1	$8.30	$8.30
Total Dealer Attachments			**$547.44**	**$547.44**

Other Charges

Description	List Price
Freight	$800.00
Setup/Install	$3,600.00
RORO	$1,000.00
Total Adjustments	**$5,400.00**

Customer Discounts

Description	Discount Amount
Total Discounts	**($1,603.64)**
Selling Price Subtotal	**$26,251.80**
Total Selling Price	**$26,251.80**

HLA SB400012LFG Snow Blade, rubber cutting edge, 3pt hitch mount for front on tractor, curb runners and markers

QTY In Group : 1

Suggested List

Hours	- - -
Serial Number	- - -
Stock Number	- - -
PUK Parent Serial #	- - -

$12,878.00

Selling Price

$11,026.60

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
1	HLA SB400012LFG Snow Blade, rubber cutting edge, 3pt hitch mount for front on tractor, curb runners and markers	1	$12,128.00	$12,128.00
Total Base / Options			**$12,128.00**	**$12,128.00**

Other Charges

Description	List Price
Setup	$750.00
Total Adjustments	**$750.00**

Customer Discounts

Description	Discount Amount
Total Discounts	**($1,851.40)**
Selling Price Subtotal	**$11,026.60**
Total Selling Price	**$11,026.60**

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #14

SUBJECT:	Approval of 2026 Fall Recreation Programs and Fees
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Beth Staab, Park and Recreation Board Liaison
INITIATED BY:	Brian Sullivan, Community Recreation Program Director Jenna Bertoti, Special Events & Facilities Coordinator Jason Prince, Facilities & Recreation Program Supervisor

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BACKGROUND:

Attached is the proposed lineup of activities at the Montgomery Township Community and Recreation Center (Mont CRC) for Fall 2026. Included are the recommended fees/charges. The Fall schedule will be valid from September 7th, 2026 through December 31st, 2026. All Mont CRC activities and events will be promoted through our normal communication channels, as well as social media.

The schedule of recreation opportunities provides a diverse menu of positive activities. We provide a wide array of healthy fitness sessions, fun community events, and unique educational sessions. Our goal each season of the year is to provide the Montgomery Township Community with an all-inclusive facility that provides a positive and safe environment.

PREVIOUS BOARD ACTION:

Approval of fees and charges for each quarter of Seasonal Recreation Programs.

BUDGET IMPACT:

Recreation Programs are expected to be budget neutral.

RECOMMENDATION:

Approve the 2026 Fall Recreation Program and Fees Schedule amendment as submitted.

MOTION/RESOLUTION:
Motion to approve the 2026 Fall Recreation Program and Fee Schedule amendment as submitted.

1) Motion by: _____ Second by: _____
2) Chairwoman will ask for public comment.
3) Chairwoman will call for a vote.

Name or Activity	Ages	When	Times	Residental rate	Non-residental rate
Adult (18 +)					
Barre/Pilates	18+	Tuesdays	5:45 PM	Included	$5
Basketball League	18+	Wednesdays	6:30 PM - 9:30 PM	$500	$500
CPR Certification	18+	Once a month	5:00 PM - 8:00 PM	$95	$100
Dance Party	18+	Tuesdays and Thursdays	9:30 AM	Included	$5
Gentle Flow Yoga	18+	Fridays	10:45 AM	Included	$5
HIIT Class	18+	Wednesdays and Fridays	8:30 AM	Included	$5
Line Dancing	18+	Wednesdays	6:00 PM - 7:00 PM	$100	$100
Paint Party	18+	Friday Nights	6:00 PM - 8:00 PM	$14	$20
Pickleball Lessons	18+	Tuesdays (5 classes)	6:00 PM - 7:00 PM	$90	$95
Pickleball Lessons	18+	Thursdays (3 classes)	5:30 PM - 7:30 PM	$60	$65
Pilates/Barre	18+	Mondays	5:45 PM	Included	$5
Spin	18+	Tuesdays	6:30 PM	Included	$5
Spin	18+	Saturdays	9:00 AM	Included	$5
Strength Core and More	18+	Mondays	8:30 AM	Included	$5
Strengthen and Tone	18+	Wednesdays	9:30 AM	Included	$5
Strecth and Tone	18+	Mondays	9:30 AM	Included	$5
Tabata	18+	Wednesdays	9:30 AM	Included	$5
Yoga	18+	Mondays and Thursdays	7:00 PM	Included	$5
Zumba	18+	Saturdays	9:00 AM	Included	$5
Zumba Toning	18+	Wednesdays	6:15 PM	Included	$5
Senior (50+)					
Chair Yoga	50+	Fridays	9:30 AM	Included	$5
Line Dancing	50+	Wednesdays	6:00 PM - 7:00 PM	$100	$100
Paint Party	50+	Friday Nights	6:00 PM - 8:00 PM	$14	$20
Pickleball Lessons	50+	Tuesdays	6:00 PM - 7:00 PM	$90	$95
Pickleball Lessons	50+	Thursdays	5:30 PM -7:30 PM	$60	$65
Senior Trivia	50+	Wednesdays - Once a month	2:30 PM - 4:30 PM	No Charge	No Charge
SS Cardio Circuit	50+	Wednesdays	11:00 AM	Included	$5
SS Classic	50+	Mondays	11:00 AM	Included	$5
SS Move with Music	50+	Thursdays	11:00 AM	Included	$5
SS Stability	50+	Tuesdays	11:00 AM	Included	$5
Open Play					
Badminton	All Ages	Tuesdays and Sundays	Times Listed	Included	$5
Basketball	All Ages	Weekly	Times Listed	Included	$5
Bocce	All Ages	Open daily	Sunrise to Sunset	No charge	No charge
Cornhole	All Ages	Thursdays	6:00 PM	Included	$5
Pickleball	All Ages	Weekly	Times Listed	Included	$5
Events					
Autumn Festival	All Ages	October 17th	12:00 AM - 5:00 PM	No charge	No charge
Breakfast with Santa	All Ages	December 12th	9:00 AM - 12:00 PM	$10 - $15	$10 - $15
National Night Out	All Ages	August 7th	6:00 PM - 8:00 PM	No charge	No charge
Winter Craft Fair	All Ages	December 5th	10:00 AM - 2:00 PM	No charge	No charge

Fall 2026 Recreation Programs and Associated Fees					
Name or Activity	**Ages**	**When**	**Times**	**Residental rate**	**Non-residental rate**
Preschool Programs (0-5)					
Color with a Cop	Ages 2-8	October 14th	10:00 AM - 11:00 AM	No charge	No charge
Color with a Firefighter	Ages 3-8	November 10th	10:00 AM - 11:00 AM	No charge	No charge
Get Up and Move	Ages 1-4	Tuesdays	10:00 AM - 11:30 AM	$35	$40
Get Up and Move	Ages 3-5	Thursdays	11:00 AM - 11:45 AM	$35	$40
Soccer Shots	Ages 2-8	Fridays, Saturdays and Sundays	Varies	$144	$149
Story Time	All Ages	Once a month	10:00 AM - 10:45 AM	No Charge	No Charge
Youth Programs (5-12)					
Babysitting Certification Class	Ages 11-12	October 24th	9:00 AM - 3:00 PM	$105	$110
Chess Class	Ages 5-10	Mondays	5:00 PM - 6:00 PM	$150	$155
Girls Flag Football Day Camp	Ages 8-14	October 3rd	9:00 AM -12:00 PM	$35	$40
Homeschool Heroes	Ages 6-12	Wednesdays	2:00 PM - 3:00 PM	$40	$40
Kids Night Out	Ages 6-12	November 6th	6:00 PM - 8:30 PM	$25	$30
Mad Science	Ages 6-12	Wednesdays	5:00 PM - 6:00 PM	$140	$145
Minds in Motion: Future Engineers	Ages 7-12	Mondays	5:00 PM - 7:00 PM	$130	$135
MVP Sports: Basketball	Ages 5-8	Thursdays	5:00 PM - 6:00 PM	$35	$40
NFL Flag Football League	Ages 5-12	Mondays	5:30 PM - 9:00 PM	$85	$90
Paint Party	Ages 5-12	Fridays and Sundays once a month	9:30 AM - 11:00 AM	$14	$20
Soccer Shots	Ages 2-8	Fridays, Saturdays and Sundays	Varies	$144	$149
Tennis Lessons	Ages 5-12	Tuesdays and Saturdays	Varies	$95	$100
Young Rembrandts Drawing Class	Ages 6-14	Saturdays	9:00 AM - 9:45 AM	$75	$80
Teen (13-17)					
Babysitting Certification Class	Ages 11-15	October 24th	9:00 AM - 3:00 PM	$105	$110
CPR Certification	Ages 12+	Once a month	5:00 PM - 8:00 PM	$95	$100
Girls Flag Football Day Camp	Ages 8-14	October 3rd	9:00 AM - 12:00 PM	$35	$40
Paint Party	All Ages	Fridays and Sundays, once a month	6:00 PM - 8:00 PM	$14	$20
Speed & Agility Training	Ages 8-14	Saturdays	9:00 PM - 10:00 PM	$155	$160
Young Rembrandts Drawing Class	Ages 6-14	Saturdays	9:00 AM - 9:45 AM	$75	$80

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #15

SUBJECT:	Award Bid for Leaf and Yard Waste Collection and Disposal
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

A condition of eligibility for funding under DEP's 904 Recycling Performance Grant Program is that the Township provides a separate collection of Leaf and Yard Waste with disposal at a composting facility. The regulations specifically require that the Township provide for a curbside pick-up of bagged leaf and yard waste at least twice per year in the spring and fall and provide for a drop-off and disposal of leaf and yard waste at least once per month.

Staff received and opened one bid on August 4, 2026. The one bid was received from our current contractor, Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons. The bid specifications authorize the Board to award either a one, two, or three-year contract or reject any and all bids.

J.P. Mascaro's bid totals per year are as follows:

One Year Totals		**Total Contract**	**Extra Container Costs**
One-Year:	$50,196.00	$ 50,196.00	$915 each
Two-Year:	$50,196.00	$100,392.00	$950 each
Three-Year:	$50,196.00	$150,588.00	$985 each

The previously awarded one-year contract total was $46,250.00. The previous bid's three-year total was $148,560.00. This bid's three-year contract is a 1.4% increase, which would be locked in over three years.

RECOMMENDATION:

Award the three-year contract for Residential Leaf and Yard Waste Collection and Disposal bid to Solid Waste Services, Inc. d/b/a J.P. Mascaro & Sons at a total cost of $150,588.00.

MOTION/RESOLUTION:

Motion to award 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 _____year contract in the amount of $_____, beginning on November 1, 2026 and ending on October 31, 20___.

1) Motion by:_____Second by: _____
2) Chairwoman will call for public comment.
3) Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #16

SUBJECT:	Adoption of Responsible Contractors Ordinance – Public Projects
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Tanya C. Bamford, Chairwoman
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Included in your packet this evening is an ordinance that if adopted would establish a new chapter of the Township Code that would outline procedures related to the solicitation and award of **public contracts** valued at $250,000.00 or more.

It includes certification requirements for public contractors, certification requirements for public subcontractors and describes the application and review procedures.

The Board reviewed the details of this ordinance and authorized its advertisement at their July 13th public meeting. The ordinance was properly advertised and can now be considered for adoption.

PROPOSED MOTION:

Motion to adopt 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.

1) Motion by: _____ Second by: _____
2) The Chairwoman will call for public comment.
3) The Chairwoman will call for a vote.

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. 26-361

AN ORDINANCE OF MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ESTABLISHING A NEW CHAPTER 6 OF THE TOWNSHIP CODE ENTITLED "AWARD OF PUBLIC CONTRACTS" PROVIDING FOR THE PROCEDURES RELATED TO THE SOLICITATION AND AWARD OF PUBLIC CONTRACTS WITHIN THE TOWNSHIP; PROVIDING FOR CERTIFICATION REQUIREMENTS FOR PUBLIC CONTRACTORS; PROVIDING FOR CERTIFICATION REQUIREMENTS FOR SUBCONTRACTORS ON PUBLIC CONTRACTS; AND PROVIDING FOR PUBLIC CONTRACT APPLICATION AND REVIEW PROCEDURES

WHEREAS, the Pennsylvania Second Class Township Code authorizes the Board of Supervisors of Montgomery Township ("Board") to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of Montgomery Township ("Township") and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Township is duly empowered to enact certain laws needed to protect its proprietary and financial interests relating to major capital investments it makes in public works contracts, and to protect the public health, safety and welfare of its residents;

WHEREAS, the Township has significant concerns regarding the challenges it faces in planning and executing public works construction and maintenance projects, especially those relating to its ability to ensure the use of qualified contractors and subcontractors and adequate numbers of skilled craft personnel who have industry-recognized training in the respective trades needed for public works projects;

WHEREAS, the Pennsylvania Second Class Township Code establishes competitive bidding requirements that require most public works contracts be awarded to the lowest "*responsible*" bidder;

WHEREAS, notwithstanding the importance of the "responsible" bidder requirement, there is very limited guidance for defining the term "*responsible*" in relevant statutes, regulations or case law, and, therefore, prudent procurement and contracting policy dictates that this term should be more specifically defined; and in doing so, available guidance regarding the general meaning of the "responsible" contractor term should be followed, which typically relates to the technical qualifications and other capabilities relating to a contractor's ability to successfully delivery public works projects;

WHEREAS, many states and local jurisdictions in the U.S. face critical contracting needs now and in the future, including those for public works and infrastructure projects, that will require

significant efforts to plan, manage and oversee major capital investments in both the short and long term;

WHEREAS, in undertaking its infrastructure and other public works projects, Montgomery Township seeks to utilize reliable and efficient procurement procedures that will help ensure that such projects are delivered with reasonable certainty, in a safe, timely manner, and in accordance with contract specifications and applicable industry codes at the lowest overall cost and best value; and

WHEREAS, securing successful delivery of projects in the construction industry is particularly difficult due to the unique, complex, unpredictable and inherently dangerous nature of the industry, wherein errors in project planning or execution can result in serious health and safety risks to project workers and/or the general public, significant and avoidable cost overruns, flawed or inferior projects, and disruptions in performance schedules that delay the availability and use of critical government facilities;

WHEREAS, to protect its financial and proprietary interests in these projects, and to offset performance risks inherent to public works contracting, the Township must utilize efficient procurement procedures that adequately protect and promote these interests, including clearly defined, pre-established evaluation criteria to address the unique challenges of capital construction and to result in the selection of qualified, reputable contractors and subcontractors that are committed to the Township's goals of safe, timely, cost-effective project delivery;

WHEREAS, to establish efficient procurement procedures, Montgomery Township specifically seeks to require that its public works contracts are to be performed by qualified "responsible" contractors and subcontractors that meet essential performance criteria, including: (a) satisfactory records of past performance, including compliance with applicable laws and industry regulations; and (b) adequate present performance capabilities, including contractor and subcontractor competency and availability of skilled craft personnel;

WHEREAS, effective contracting procedure must recognize and address unique challenges relating to procurement in the construction industry;

WHEREAS, due to acute labor shortages in construction craft personnel, leading construction industry groups, including trade associations representing project owners, have repeatedly issued strong recommendations to parties purchasing construction services for large capital projects that they should adopt a pre-qualification standard that requires contractors and subcontractors to prove their participation in craft labor training programs in order to bid or perform work on projects;

WHEREAS, Montgomery Township desires to protect its financial and proprietary interests in capital projects by ensuring that contracting firms provide skill training to construction craft personnel and have an adequate supply of trained, skilled construction workers to perform their projects;

WHEREAS, in seeking to ensure the adequate development of trained, skilled personnel for the construction industry, as well as other industries, the United States Congress passed the

Fitzgerald Act, Pub. L. No. 75-308, 50 Stat. 664, which created a system in which workers could be properly trained in construction skills and safety procedures through organized, formally registered apprenticeship training programs that meet established quality, safety and performance standards, and such programs are approved and monitored by the U.S. Department of Labor and state labor agencies, including the Pennsylvania State Apprenticeship Council; and

WHEREAS, research from both government and industry underscores the benefits of and the need for expanding the use of apprenticeship training across the county's economy, especially in construction, as a means for promoting skills training to address current and future workforce development needs;

WHEREAS, given the normal challenges concerning skill supply on capital construction projects, growing awareness of the value and benefits of apprenticeship training, and growing concerns over severe skill shortages, numerous states and local jurisdictions have passed procurement laws requiring contractors on public works to participate in official apprenticeship programs approved by federal or state government;

WHEREAS, numerous construction industry organizations, as well as notable public policy groups, support apprenticeship as an effective means for providing craft labor personnel with essential training and skills, while providing them with valuable employment opportunities;

WHEREAS, local jurisdictions seeking to protect substantial financial and proprietary interests have the right to enact contracting and procurement legislation and/or to impose contract bid specifications designed to ensure the qualifications and performance capabilities of prospective contractors and subcontractors and their employees, including apprenticeship training requirements and other craft labor qualifications;

WHEREAS, Montgomery Township finds that apprenticeship training programs which are registered with and approved by federal or state agencies, and maintained in accordance with regulations issued pursuant to the Fitzgerald Act, provide the most reliable means for securing a reliable supply of qualified craft labor for capital projects, and further recognizes that essential levels of construction quality, safety and cost-efficiency on its public works projects will be better achieved by requiring the use of contractors and subcontractors that participate in bona fide apprenticeship programs with a proven record of graduating apprentices and providing effective skill training in the construction industry;

WHEREAS, Montgomery Township wishes to revise its procurement standards for public works construction to address these findings and considerations, limit project delivery risks and protect its financial and proprietary interests, and better ensure efficient procurement and successful delivery of these projects;

WHEREAS, Montgomery Township is committed to addressing the challenges it faces relating to public works projects by enacting necessary and appropriate procurement legislation to protect its proprietary and financial interests and create adequate safeguards to fully ensure the successful delivery of such projects to the greatest extent possible.

WHEREAS, the Board, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents and guests of the Township will be served by this amendment of the Montgomery Township Code as set forth below:

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, as follows:

SECTION I: Code Amendment. A new Chapter 6, entitled "Award of Public Contracts" is hereby established to provide as follows:

CHAPTER 6 AWARD OF PUBLIC CONTRACTS

§6-1. Purpose

A. Montgomery Township recognizes that there is a need to ensure that all work on public construction and maintenance contracts are performed by responsible, qualified firms that maintain the capacity, expertise, personnel and other qualifications and resources necessary to successfully perform such contracts in a timely, reliable and cost-effective manner.

B. To effectuate the purpose of selecting responsible contractors for these public contracts and to protect the Township's investments in such contracts, prospective contractors and sub-contractors should be required to meet pre-established, clearly defined, minimum qualification standards regarding past project performance in terms of competency, safety and law compliance, technical abilities, experience, and adequacy of resources.

C. Further, due to the critical impact that skilled craft labor has on the execution of public works projects, and the increasingly limited availability of such labor, it is necessary to require contractors and subcontractors to participate in proven apprenticeship training programs as a condition of bidding to promote successful project delivery and help ensure future workforce development.

D. Therefore, Montgomery Township shall require compliance with the provisions of this chapter by business entities seeking to provide services as specified herein. The requirements of this chapter are intended to supplement, not replace, existing contractor qualification standards or other criteria currently required by Montgomery Township. However, in the event that this ordinance conflicts with any law, public policy or contracting documents of Montgomery Township, the requirements of this chapter shall prevail.

§6-2. Responsible Contractor Requirements

A. This ordinance shall apply to public works projects undertaken by Montgomery Township for construction, demolition, alteration, renovation, modernization, service or maintenance of buildings, structures or facilities valued at Two Hundred Fifty Thousand Dollars ($250,000.00) or more. All contractors and subcontractors of any tier that perform work on

such projects, regardless of value of individual contract or subcontract packages shall meet the requirements of this ordinance.

B. All firms engaged in public works contracts subject to this ordinance, including general contractors, construction managers, other lead or prime contractors, and subcontractors at any level, shall be qualified, responsible contracting firms that have sufficient capabilities in all respects to successfully perform contracts on which they are engaged, including the necessary experience, equipment, technical skills and qualifications and organizational, financial and personnel resources. Firms bidding or otherwise participating in public works contracts shall also be required to have a satisfactory past performance record and a satisfactory record of law compliance, integrity and business ethics.

§6-3. Contractor Responsibility Certifications

A. As a condition of performing work on a public works contract subject to this chapter, a general contractor, construction manager or other lead or prime contractor seeking award of a contract shall submit a Contractor Responsibility Certification as specified herein.

B. The Contractor Responsibility Certification shall be completed on a form provided by the Township and reference the project for which a bid is being submitted by name and contract or project number.

C. In the Contractor Responsibility Certification the construction manager, general contractor or other lead or prime contractor shall confirm the following facts regarding its past performance and work history and its current qualifications and performance capabilities:

(1) The firm and its employees have all licenses, registrations, certificates or other credentials required by federal and state law and the laws of Montgomery Township with respect to the contract work it seeks to self-perform.

(2) The firm meets the bonding requirements for the contract required by law or contract specifications, as well as applicable insurance requirements for the contract, including general liability, workers compensation and unemployment insurance.

(3) The firm has not been debarred or suspended by any federal, state or local government agency or authority in the past three years.

(4) The firm has not defaulted on any project in the past three years.

(5) The firm has not had any type of business, contracting or trade license, registration or certification revoked or suspended in the past three years.

(6) The firm and its principals/owners have not been convicted of any crime relating to its contracting business in the past ten years.

(7) Within the past three years, the firm has not been found in violation of any law applicable to its contracting business, including, but not limited, to licensing laws, tax laws, wage and hour laws, prevailing wage laws, environmental laws or others, where

the result of such violation was the payment of a fine, back pay damages or any other type of penalty in the amount of $5,000 or more.

(8) The firm will employ a sufficient number of craft labor personnel required to successfully perform any project work it self-performs or shall use qualified subcontractors to meet this requirement and shall assign workers to perform only work in their respective craft or trade for which they have sufficient skills and training, or shall use qualified subcontractors to meet this requirement.

(9) The firm will pay all craft employees on the project, at a minimum, the applicable wage and fringe benefit rates, as established for the classification in which the worker is employed, in accordance with Pennsylvania's Prevailing Wage Act. These wages shall also be paid to employees performing any custom fabrication work for the project. For purposes of this subsection, custom fabrication shall mean the fabrication, assembly modification or other production of non-standard goods, or materials, including components, fixtures, or parts thereof, that are fabricated assembled or modified offsite, but produced specifically for a project covered by this chapter. This requirement shall include, but not be limited to, custom fabrication for electrical, plumbing, mechanical, refrigeration, heating, cooling, ventilation, sheet metal or other duct systems, mechanical insulation, ornamental iron work or boiler systems. Fabrication shall also include the fabrication, assembly or other production of components or structures prefabricated to specifications for a particular project covered by this chapter.

(10) The firm will ensure that all craft labor it employs on the project will have completed, prior to working on the project the OSHA 10-hour training course for safety established by the U.S. Department of Labor. If the firm is a prime contractor, it shall also ensure that at least one person on the project has completed the OSHA 30-hour construction training course established by the U.S. Department of Labor.

(11) The firm participates in a Class A Apprenticeship Training Program, as defined below, for each separate trade or classification in which it employs craft employees.

(a) For purposes of this section, a Class A Apprenticeship Program is an apprenticeship program registered with and approved by the U.S. Department of Labor or a state apprenticeship agency and has graduated apprentices to journey person status for at least three of the past five years. This may be an apprenticeship program subject to the Employee Retirement Income Security Act of 1974, 29 U.S.C. § 1001 et seq. ("ERISA"), or a non-ERISA program.

(b) To demonstrate compliance with this section, the firm shall provide, with this certification, a list of all trades or classifications of craft employees it will employ on the project and documentation verifying it participates in a Class A Apprenticeship Program for each trade or classification listed.

(c) The requirements of this section and Section 3.C(12) of this Chapter help ensure that the bulk of the craft labor workforce employed on the project will have sufficent skills and training to correctly perform work assigned to them.

(12) The construction manager, general contractor or other lead or prime contractor responsible for the project shall ensure that at least 70 percent of the craft labor workers employed on the project shall be comprised of either journeyperson workers who have successfully completed a Class A Apprenticeship Program as defined in Section 3.C(11) of this chapter or apprentices registered in such programs. The apprenticeship participation as specified by this section must be in the same trade or craft for which the workers are employed on the project. To demonstrate compliance with this section, the firm shall provide, with this certification, a list of all qualified workers and proof from either the Commonwealth of Pennsylvania or the US Department of Labor of graduation from or enrollment in a Class A Apprenticeship Program.

(13) The firm shall assign craft labor personnel to only work in the craft or trade in which they are employed.

(14) The firm has all other technical qualifications and resources, including equipment, personnel and financial resources, to successfully perform the referenced contract and shall maintain such capabilities throughout the duration of the project, or will obtain same through the use of qualified, responsible subcontractors or vendors

(15) The firm shall notify the Township within seven days of any material changes in its operation that relate to any matter attested to in this certification.

(16) The person executing the certification on behalf of the firm has knowledge to address all matters in the certification and shall include an attestation stating, under the penalty of perjury, that all information submitted is true, complete and accurate.

(17) The firm agrees to waive all claims and indemnify the Township because of the Township's refusal to accept a bid due to a missing, incomplete, or vague certification responses or the firm's failure or inability to provide such certification.

D. Execution of the Contractor Responsibility Certification required by this section shall not establish a presumption of contractor responsibility, and the Township may require any additional information it deems necessary to evaluate a firm's status as a responsible contractor, including information regarding the firm's technical qualifications, financial capacity or other resources and performance capabilities. The Township may require that such information be included in a separate Statement of Qualifications and Experience or as an attachment to the Contractor Responsibility Certification.

E. The submitting firm shall stipulate in the Contractor Responsibility Certification that, if it receives a Notice of Intent to Award Contract, it will provide a Subcontractor List and required subcontractor information as specified in Section 6-5 of this chapter.

F. If the submitting firm has ever operated under another name or is controlled by another company or business entity or in the past five years controlled or was controlled by another company or business entity, whether as a parent company, subsidiary or in any other business relation, it shall attach an appendix to its Contractor Responsibility Certification that explains in detail the nature of any such relationship. Additional information may be required from such an entity if the relationship in question could potentially impact contract performance.

G. If a firm fails to provide a Contractor Responsibility Certification required by this section, it shall be disqualified from bidding. No action of any nature shall lie against the Township because of the Township's refusal to accept a bid due to a missing, incomplete, or vague certification responses or the firm's failure or inability to provide such certification.

§6-4. Notice of Intent to Award Contract

A. After it has received bids for a project, the Township shall issue a Notice of Intent to Award Contract to the firm that has submitted the lowest responsive and responsible bid.

B. Such Notice shall be issued immediately or as soon as practicable after bids are opened and shall stipulate that the contract award is conditioned on the issuance of a written Contractor Responsibility Determination for the firm as required by Section 6 of this chapter, compliance with Subcontractor Certifications required by Section 5 of this chapter, and any other qualification standards required by the Township.

§6-5. Subcontractor Responsibility Requirements

A. Within fourteen (14) days of receiving a Notice of Intent to Award Contract, the prospective awardee shall submit a Subcontractor List, which provides the name and address of the subcontractors it will use on the project, the scope of work assigned to each subcontractor, and Subcontractor Responsibility Certifications as required by this section.

B. The prospective awardee shall not be permitted to use a subcontractor on any work performed for the Township unless it has identified the subcontractor on its Subcontractor List and provided a Subcontractor Responsibility Certification in accordance with the requirements of this section.

C. At the time a prospective awardee submits the Subcontractor List it shall also submit Subcontractor Responsibility Certifications and applicable supporting information for all listed subcontractors to the Township.

D. A prospective awardee shall determine whether any firm on its Subcontractor List is organized as a sole proprietorship owned and operated by a single person. This shall apply to subcontractors at any tier. For any such entity, the prospective awardee shall ensure that the sole proprietorship subcontractor is a legimate business entity and not a misclassified employee by requiring the subcontractor to supplement its Subcontractor Certificaiton with its Employer Identification Number and copies of any license, certificate or registration it is required to maintain in to do business in the state in which it is located.

E. Subcontractor Responsibility Certifications shall be executed by the respective subcontractors on forms prepared by the Township and contain the same information, representations and supporting information required in Contractor Responsibility Certifications, including verification of apprenticeship qualifications required by Section 3.C(11) for each trade or classification of craft workers it will employ on the project.

F. Subcontractor Responsibility Certifications shall be executed by a person having sufficient knowledge to address all matters in the certification and shall include an attestation stating, under the penalty of perjury, that all information submitted is true, complete and accurate.

G. A subcontractor listed on a firm's Subcontractor List shall not be substituted unless written authorization is obtained from the Township and a Subcontractor Responsibility Certification is provided for the substitute subcontractor.

H. In the event that the Township determines that a subcontractor fails to meet the requirements of this chapter or is otherwise determined to be non-responsible, it may, after informing the prospective awardee, exercise one of the following options:

(a) Permit the awardee to substitute a qualified, responsible subcontractor in accordance with the requirements of this section, upon submission of a completed Subcontractor Certification for the substitute and approval of the substitute by the Township;

(b) Require the awardee to self-perform the work in question if the firm has the required experience, licenses and other qualifications to perform the work in question; or

(c) Disqualify the prospective awardee.

(d) In the event a subcontractor is disqualified under this chapter, the general contractor, construction manager or other lead or prime contractor shall not be permitted to make any type of claim against the Township on the basis of a subcontractor disqualification.

§6-6. Contractor Responsibility Review and Determination

A. After the Township has issued a Notice of Intent to Award Contract to the lowest responsive bidder, it shall undertake a contractor responsibility review process to determine whether the firm is a qualified, responsible firm in accordance with the requirements of this chapter and other applicable laws and regulations. The time frame for conducting this review process shall be as determined by the Township.

B. As part of the review process, the Township shall ensure that the Contractor Responsibility Certification and Subcontractor Responsibility Certifications and applicable supporting information comply with the requirements of this chapter.

C. The Township may conduct any additional inquiries to verify that the prospective awardee and its subcontractors have the technical qualifications and performance capabilities

necessary to successfully perform the contract and that the firms have a sufficient record of law compliance and business integrity to justify the award of a public contract. In conducting such inquiries, the Township may seek relevant information from the firm, its prior clients or customers, its subcontractors or any other relevant source.

D. After the Township determines that all responsibility certifications have been properly executed and has verified that all other relevant information requested for reviews indicates that the prospective awardee and its subcontractors are qualified, responsible firms, it shall issue a written Contractor Responsibility Determination for the prospective awardee.

E. In the event a firm is determined to be non-responsible, the Township shall notify the firm and proceed to conduct a responsibility review of the next lowest, responsive bidder or, if necessary, rebid the project. A Contractor Responsibility Determination may be revoked at any time if the Township obtains relevant information warranting any such revocations.

§6-7. Execution of Final Contract

(a) A contract subject to this chapter shall not be executed until all requirements of this chapter have been fulfilled and until a Contractor Responsibility Determination has been issued by the Township pursuant to Section 6-6.

(b) Prior to the execution of a final contract under this Section, the Township shall arrange for the public posting of the Notice of Intent to Award, Contractor and Subcontractor Responsibility Certifications, Subcontractor Lists, related supporting documentation and the Contractor Responsibility Determination on a publicly available website for public inspection for a period of ten (10) calendar days after the issuance of the Contractor Responsibility Determination.

§6-8. False, Incomplete or Misleading Responsibility Certifications

If the Township determines that a Contractor Certification, Subcontractor List or Subcontractor Responsibility Certification contains false or misleading information that was provided knowingly or with reckless disregard for the truth, omits material information knowingly or with reckless disregard of the truth, or the firm's operations change after certification so that the firm would no longer qualify and no notice was provide to the Township, then the firm for which the certification was submitted shall be disqualified from the project and shall be prohibited from performing work for the Township for a period of three years. The Township may withhold payment of any monies due to the firm as damages and impose other applicable penalties and sanctions, including contract termination, as permitted by law or contract.

SECTION II. Severability. The terms, conditions, and provisions of this Ordinance are hereby declared to be severable, and should any portion, part, or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, the Montgomery Township Board of Supervisors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance, and the remainder of the Ordinance shall remain in force.

SECTION III. Repealer. Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions, and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION IV. Effective Date. This Ordinance shall become effective upon enactment as provided by law.

SECTION V. Failure to Enforce Not a Waiver. The failure of Montgomery Township to enforce or delay enforcement of any provision of this Ordinance shall not constitute a waiver by Montgomery Township of its rights to future enforcement hereunder.

ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township, Montgomery County, Pennsylvania, this **10th** day of **August, 2026.**

ATTEST:

MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS

By:_____
Carolyn McCreary, Township Secretary

By:_____
Tanya C. Bamford, Chair of the
Montgomery Township Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD INFORMATION SUMMARY

Item #17

SUBJECT:	Review of the 2027 Budget Timetable
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Audrey R. Ware-Jones, Finance Committee
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Included in the packet is a schedule of pertinent dates relating to the presentation and approval of the 2027 budget.

We are sharing this 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 we have held a single workshop with all the Department Heads as we have found this to be the most effective in portraying an accurate picture of the budget in totality, particularly the General and Capital Reserve Funds.

This schedule has been reviewed by the Finance Director and will be shared with the Department Heads.

2027 BUDGET TIMETABLE

Monday	10/26/26	Distribute proposed budget to the Board of Supervisors

Budget Work Sessions

Friday	10/30/26	Budget Workshop with the Board of Supervisors (all day) Personnel (Executive Session) - If Needed
Monday	11/09/26	Presentation of proposed 2027 budget and authorization to advertise (34 Days)
OR		
Monday	11/23/26	Presentation of proposed 2027 budget and authorization to advertise (20 DAYS)
Wednesday	11/11/26	2026 proposed budget will be advertised as being available for public inspection and posted on the Township website
OR		
Wednesday	11/25/26	2026 proposed budget will be advertised as being available for public inspection and posted on the Township website
Monday	12/14/26	Board of Supervisors may adopt the 2026 budget and set the real estate tax millage

Notes: The Second Class Township code requires the budget to be adopted by December 31.

Any amendment to the preliminary budget for all funds which results in a change of more than 25% for one line item or 10% in the aggregate, shall be re-advertised and open to inspection for another 20 days.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #18

SUBJECT:	Approval of Proposal for Fire Chief Recruitment
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Eric S. Pelletier, Public Safety Committee
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

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.

BUDGET IMPACT:

The cost of $36,500 for recruitment will be accounted for in the General Fund's hiring expense line item.

MOTION:

Motion to accept 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.

1) Motion by: _____ Second by: _____
2) The Chairwoman will call for public comment.
3) The Chairwoman will call for a vote.

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC

Proposal For Executive Recruitment

Fire Chief

Montgomery Township, PA

Fire Department of Montgomery Township

MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



CPSM®

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ICMA

Exclusive Provider of Public Safety Technical Services for
International City/County Management Association

CPSM®

Center for Public Safety Management, LLC

July 8, 2026

Ms. Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18926

In Re: Executive Recruitment - Fire Chief; Fire Department of Montgomery Township.

Dear Ms. McCreary:

The *Center for Public Safety Management, LLC, (CPSM)*, as the exclusive provider of public safety technical assistance for the International City/County Management Association, is pleased to submit this proposal to complete an executive recruitment process for the position of Fire Chief of the Fire Department of Montgomery Township. CPSM is honored to provide this proposal in support of the Township, in this critical effort to identify a capable and visionary leader who will advance the Township's combination fire department mission of delivering exceptional emergency services.

Our Experience

As an organization, CPSM has more than 15 years of experience conducting public safety technical assistance projects for local government fire, rescue, police, and 911 agencies nationwide. We have completed over 500 public safety studies in more than 450 communities across 48 states and provinces. Our unique methodology blends comprehensive data analysis, industry standards, and national best practices with a deep understanding of local challenges and operational realities.

CPSM specializes in the evaluation and strategic analysis of Fire, EMS, and Law Enforcement systems, including Standards of Cover analysis, strategic and service level planning, and system performance measurement. Our foundational approach links workload, performance, and response time metrics to community risk, population trends, deployment models, station locations, Fire, EMS, and Law Enforcement service delivery expectations. We devote significant attention to evaluating operational efficiencies, organizational structure, staffing models, apparatus deployment, and system resiliency—ensuring our recommendations are grounded in actionable, evidence-based insights.

Our recruitment and selection work is an extension of this analytical foundation. CPSM has recently and successfully managed public safety executive recruitments in jurisdictions such as Pelham, Alabama (Police Chief); Alabaster, Alabama (Police Chief); Upper Darby, Pennsylvania (Fire Chief); and the Unified Government of Wyandotte County and Kansas City, Kansas (Fire Chief-current engagement). For this recruitment, we will apply this same rigorous, stakeholder-informed process to identify highly qualified candidates who align with your operational needs, strategic vision, and commitment to service excellence.

Throughout this engagement, CPSM will maintain a transparent, client-inclusive approach, offering non-biased, fact-based consultation supported and recruitment process best practices. Our team is committed to ensuring that the recruitment process is thorough, equitable, and ultimately successful in bringing forward the right leader for this important role.

The CPSM project team brings decades of practitioner experience across all levels of the fire, rescue, EMS, and law enforcement disciplines—from first-line supervision to senior command leadership. Our team also includes professionals with extensive records in academic research, teaching, and professional training. CPSM has completed several hundred public safety consulting studies nationwide, and our recruitment efforts are informed by this deep operational knowledge. Importantly, our team is composed of true subject matter experts—not interns, research assistants, or generic management consultants.

Leading this recruitment project will be Chief Joe Pozzo, who brings a wealth of operational and executive leadership experience to this assignment.

CPSM Key Strengths

Our overall project approach when conducting public safety executive recruitment processes will include:

Information and Data Collection – CPSM has developed several information gathering tools and techniques we utilize for our recruitment projects. These include information/data requests directed to the client, as well as SWOT and organizational analysis to determine key recruitment profile information, and to better understand any issues and challenges that may exist.

Inclusive Stakeholder Approach – As we do on every project and executive recruitment, we will meet with and continuously communicate with the appropriate stakeholders for a wholistic understanding of the fire department, and to incorporate expectations and insights from internal and external stakeholders to define the leadership qualities needed in this recruitment.

Fact Based Approach – CPSM is a fact based and data driven consultant organization, relying on information and data we receive from our clients, extracted from our research, and as outlined in national standards and science/evidence based best practices. We apply these same standards to our executive recruitment processes.

CPSM offers a proven approach for executive recruitment processes developed by combining the expertise of our public safety subject matter experts with our experience performing hundreds of public safety studies for localities nationwide. Our operational assessments reflect lessons learned from the hands-on public safety department experience of our team.

ICMA has provided direct services to local governments worldwide for almost 100 years, which has helped to improve the quality of life for millions of residents in the United States and abroad.

My colleagues at CPSM and I greatly appreciate this opportunity and would be pleased to provide consulting services to your organization. I can be reached at 386-785-7282 or via email at jpozzo@cpsm.us.

Sincerely,

Joseph E. Pozzo
Senior Manager for Fire and EMS
Center for Public Safety Management, LLC
386-785-7282
jpozzo@cpsm.us

For CPSM,

Thomas J. Wieczorek, Director
Center for Public Safety Management. LLC
616-813-3782
twieczorek@cpsm.us



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THE ASSOCIATION & THE COMPANY

International City/County Management Association (ICMA)

The International City/County Management Association (ICMA) is a 111-year-old, non-profit professional association of local government administrators and managers, with approximately 13,000 members located in 32 countries.

Since its inception in 1914, ICMA has been dedicated to assisting local governments and their managers in providing services to their citizens in an efficient and effective manner. ICMA advances the knowledge of local government best practices with its website, www.icma.org, publications, research, professional development, and membership.

Center for Public Safety Management

The ICMA Center for Public Safety Management (ICMA/CPSM) was launched by ICMA to provide support to local governments in the areas of law enforcement, fire, Emergency Medical Services (EMS), emergency management, and 911-Communication Centers. CPSM also represents local governments at the federal level and has been involved in numerous projects with the Department of Justice and the Department of Homeland Security. Further, CPSM provides training and research for ICMA members and represents ICMA in its dealings with public safety professional associations such as CALEA, PERF, IACP, IAFC, PSHRA, DOJ, BJA, COPS, and NFPA.

In 2014 as part of a restructuring at ICMA, CPSM spun out of ICMA as a separate company and is now the exclusive provider of public safety technical assistance for ICMA.

As an organization, CPSM has more than 15 years of experience performing fire, EMS, law enforcement, and 911 Communication Center agencies nationwide. Our overall experience includes more than 500 such public safety studies in 46 states and provinces and 450+ communities ranging in population size from 269 (Bald Head, NC) to 4.4 million (Maricopa County, AZ).

The CPSM project teams offer years of practitioner, first line supervisory, middle management, and senior leadership experience in the fire, rescue, EMS, emergency management, law enforcement, and 911-Center disciplines; and a record of research, academic, teaching and training. Our team comprises true industry subject matter experts, not research assistants, interns, or generic management consultants.

CPSM®
Center for Public Safety Management, LLC
www.cpsm.us

CPSM Director

THOMAS WIECZOREK

Director, Center for Public Safety Management; retired City Manager Ionia, MI; former Fire Chief Center for Public Safety Excellence

BACKGROUND



Thomas Wieczorek is an expert in fire and emergency medical services operations. He has served as a police officer, fire chief, director of public safety and city manager, and is former Fire Chief of the Center for Public Safety Excellence (formerly the Commission on Fire Accreditation International, Inc.).

He has taught numerous programs for the International City-County Management Association, Grand Valley State University, the National Highway Traffic Safety Administration (NHTSA), State of Michigan's Transportation Asset Management Council, and Grand Rapids Community College. He often testified for the Michigan Municipal League before the legislature and in several courts as an expert in the field of accident reconstruction and fire department management. He is the past president of the Michigan Local Government Manager's Association (MLGMA, now MME); served as the vice-chairperson of the Commission on Fire Officer Designation; served as ICMA's representative on the International Accreditation Service (IAS), a wholly owned subsidiary of the International Code Council (ICC); and currently serves on the NFPA 1710 and 1730 committee.

He worked with the National League of Cities and the Department of Homeland Security to create and deliver a program on emergency management for local officials titled, "Crisis Leadership for Local Government Officials." It has been presented in 43 states and has been assigned a course number by the DHS. He represents ICMA on the Emergency Management Assistance Compact (EMAC) Board and other fire service participation areas. In 2022 he worked with ICMA to create a FEMA program on economic recovery from disasters for local government managers. It has been delivered via webinar and in person across the United States.

He received the Mark E. Keane "Award for Excellence" in 2000 from the ICMA, the Association's highest award and was honored as City Manager of the Year (1999) and Person of the Year (2003) by the Rural Water Association of Michigan, and distinguished service by the Michigan Municipal League in 2005. ***Mr. Wieczorek has been with the firm since its inception and has completed and/or served as a corporate lead for several hundred Fire, EMS, and Law Enforcement projects.***

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Senior Manager: Fire and EMS – Lead Recruitment Consultant

FIRE CHIEF, JOSEPH E. POZZO (RET.), MPA, CFOD

Former Director of Public Protection for Volusia County, Florida; Former Assistant Director of Human Resources, Volusia County, FL; Former Deputy Director, Volusia County Department of Public Protection; former Director and Fire Chief, Volusia County, Florida, former Fire Chief, Loudon County, Virginia, former Fire Chief Portsmouth, Virginia.

BACKGROUND



Joe Pozzo has a forty (40) year career in public service, and most recently served as the Director of Public Protection for Volusia County, Florida where he provided executive leadership to the Fire, EMS, Emergency Management, Corrections, Animal Control, and Beach Safety divisions. The Public Protection Department is the largest department in Volusia County and includes 945+ employees, an EMS Division that responds to 80,000 calls per year, an all-hazards Emergency Management Division, and a Fire Division that responds to 23,000 calls/year utilizing ALS staffed apparatus.

From March 2015 to September of 2018, Joe served as the Assistant Director of Human Resources for Volusia County, Florida (3,200 employees), where he managed employee relations, benefits administration, and occupational health services functions and teams, as well as assisting in the management and negotiation of six collective bargaining agreements/units.
Joe was also involved in developing and implementing the county's Diversity and Inclusion initiative.

Joe has also served as the Deputy Director of the Department of Public Protection Volusia County, Florida, where he was responsible for the day-to-day operations of Fire, EMS, Emergency Management, Medical Examiner, Beach Safety, Corrections, and Animal Services. He was formerly Fire Chief of Volusia County Fire Services, where he developed and implemented a service model designed to introduce EMS transport into the agency, incorporate fleet efficiencies, and enhance the wild land/urban interface efforts.

Prior to Chief Pozzo's appointment in Volusia County in 2010, he served as the Chief of the Loudoun County, VA Department of Fire and Rescue. This agency is a combination fire and rescue system providing fire, rescue, and emergency management services in one of the fastest growing counties in the nation. The fire and rescue system during Chief Pozzo's tenure provided these services to over 275,000 permanent residents living in 520 square miles of diverse suburban and rural area located within the National Capital Region. Services were executed through 450+ career staff and 1400+ volunteer members operating out of 19 stations.

Prior to his appointment with Loudoun County, Chief Pozzo served as Chief of the Portsmouth Fire, Rescue and Emergency Services Department. This agency is one of the oldest professional departments on the eastern seaboard and served over 100,000 residents during Chief Pozzo's tenure. Chief Pozzo also served in the City of Virginia Beach, Va. Fire Department for 19 years, reaching the level of Deputy Fire Marshal and then Battalion Chief.

Joe holds a Master of Public Administration degree from Troy University, a B.A. in Public Administration from Saint Leo University, and numerous public safety technical certifications. Chief Pozzo also holds the ***Chief Fire Officer Designation*** from the Center for Public Safety Excellence and is a former Nationally Registered Paramedic and Senior Certified Professional in Human Resources.

Associate: Fire and EMS

DEPUTY FIRE CHIEF Corey Parker, (RET.), MPA, CFOD

Former Deputy Fire Chief, Loudoun County, VA.

BACKGROUND

Chief Parker enjoyed a 35-year public safety career as a firefighter and fire officer in two different Fire and EMS systems in Northern Virginia. Chief Parker began his career in Loudoun County, VA as a volunteer firefighter, serving five years in this role prior to being selected as a career firefighter with the Prince William County Department of Fire and Rescue, where he served for six years. Prince William Fire and Rescue is a combination Fire and EMS system located in Northern Virginia.

As a chief officer, Chief Parker has amassed a diverse set of experiences through assignments as a Battalion Chief of Operations, Battalion Chief of Training, Battalion Chief of Human Resources, Deputy Chief of Communications and Support Services (911 Center), Deputy Chief of Operations, and with his final assignment as Deputy Chief of Health, Safety, and Asset Management.

Chief Parker holds a Master of Public Administration degree from Goerge Mason University, a B.S. in Health, Education from George Mason University, and numerous public safety technical certifications. Chief Parker also holds the ***Chief Fire Officer Designation*** from the Center for Public Safety Excellence and maintains his Adjunct Instructor credential with the Virgina Department of Fire Programs as well as affiliations as a Board Officer with The Foundation for First Responder Wellness and Resiliency and as a Peer Reviewer with the Center for Public Safety Excellence accreditation program.

Associate: Human Resources

Jenny Carpenter, B.A, MBA, SHRM-SCP

Assistant County Administrator, Orange County, VA; Former Human Resources Director, Orange County, VA.

BACKGROUND

Jenny Carpenter began her career with Orange County when she was hired as Human Resources Director in February 2021 following eight years of private sector human resources experience as a Human Resources Analyst and Director. Mrs. Carpenter is an Orange County native and has worked diligently during her tenure as Orange County Human Resources Director to streamline, expand, and advance the Human Resources Department and organization, including overseeing improvements to personnel policies, revisions to employee pay and benefits, updates to staff classification scales, launching the County's holistic employee wellness program, and helping to guide the County's culture initiative.

In her current role of Assistant County Administrator, Mrs. Carpenter assists the County Administrator with the day-to-day operations of County departments under the direct control of the Board of Supervisors, in the preparation of the Couty's annual budget, and liaisons with the various constitutional officers and boards and commissions established through the Couty's charter and by the Board of Supervisors. County departments Mrs. Carpenter currently oversees include County Communications, Finance, Human Resources, Information Technology, Office on Youth, Parks and Recreation, and Real Estate Assessment.

Mrs. Carpenter holds an undergraduate degree in Business Administration from Old Dominion University and an MBA from Liberty University. Additionally, she is a graduate of the University of Virginia's Weldon Cooper Center for Public Service's "LEAD" Leadership Development Program. Mrs. Carpenter also holds the Senior Certified Professional credential through the Society of Human Resource Management.

Associate: Human Resources

Molly I. Hudson, M.Sc, SPHR, SHRM-SCP

Currently, Molly serves in the Volusia Sheriff's Office, Volusia County Florida as the Director of Legislative Affairs and Special Projects. In her current role, Molly manages and directs the legislative affairs, special projects, and interests for the Sheriff's Office.

BACKGROUND

From June 2019 to November 2022, Molly served as the Director of Human Resources for the Volusia Sheriff's Office, Volusia County Florida (900+ employees), where she created the Human Resources Department for the Sheriffs Constitutional Office. Her primary responsibility was to implement the key functions of Human Resources for a new constitutional Sherriff's Office. Molly was directly involved in all human resources functions to include benefits administration, recruitment, retention, diversity and inclusion, employee relations, and the Sherriff's Office collective bargaining processes to include contract negotiations, grievances and arbitration, and contract maintenance.

Prior to her appointment as the Director of Human Resources in the Volusia County Sheriff's Office, Molly served as the Employment Manager for Volusia County, Florida (3,200 employees) from January 2016 to June 2019, where she was responsible for all aspects of employment for the Volusia County that included all uniform and non-uniform positions across the government. Also, Molly played a significant role in the County's initial diversity and inclusion plan and program.

Prior to her employment with Volusia County and for fourteen years, Molly was the Regional Vice President of Human Resources for Mercedes Homes located in Melbourne Florida (3400 employees). In this role, Molly was responsible for overseeing human resources operations for this corporation's southeast region. Molly also worked for AT&T in an HR Manager/Consultant role, where she managed talent acquisition for select business units, participated in the IBM acquisition and transition of employees and was responsible for 50 Union members. Molly has also worked in human resources consulting roles in Dubai and West Africa.

Molly holds a Master's Degree from Bethune Cookman University located in Daytona Beach Florida, and a Bachelor's Degree and Certificate in Human Resources from Rollins College in Winter Park, Florida. She is certified as a Senior Professional in Human Resources through Human Resources Certificate Institute (HRCI) and Certified as a Senior Professional in Human Resources through the Society of Human Resources management (SHRM). She is also a past scholar of the Disney Leadership Institute.

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Associate: Fire and EMS

DEPUTY CHIEF JUSTIN ARNOLD, MPA, EFO, NREMT-P

Portsmouth, VA Fire Department

BACKGROUND

Chief Arnold has more than 20 years of fire and emergency medical services (EMS) experience, having served as a field provider, middle manager, and chief officer with responsibility for planning, organizing, leading, and administering Fire and EMS department operations. Since 2007, he has served with the City of Portsmouth Fire, Rescue, and Emergency Services, a world-class organization providing comprehensive services including fire suppression; advanced life support EMS; hazardous materials response; fire prevention; technical rescue; maritime response; emergency communications (9-1-1); emergency management oversight; and fire and EMS training programs. The department serves a population of approximately 95,000 residents across 34 square miles and responds to more than 23,000 calls for service annually.

Prior to his appointment as Deputy Fire Chief in 2020, Chief Arnold progressed through each rank within the department, from Firefighter to Battalion Chief. His diverse assignments include service as an EMS Paramedic, Fire Marshal, company officer on multiple engine and ladder companies, Training Officer, and Emergency Management Coordinator. In his current role as Deputy Fire Chief of Operations, Chief Arnold leads an operational workforce of more than 300 personnel and oversees the delivery of Fire and EMS response, the Fire Marshal's Office, Emergency Management, and the E-911 Communications Division.

In addition to his service in Portsmouth, Chief Arnold has gained experience in neighboring jurisdictions, working as a paramedic in both Suffolk and Virginia Beach, Virginia. These roles provided valuable exposure to rural, suburban, and urban EMS response environments. He also served as a member of Virginia Task Force 2 (VA-TF2), based in Virginia Beach, and deployed multiple times to disaster areas across the United States in response to hurricane events.

Chief Arnold holds a Master of Public Administration from Bellevue University, is a 2017 graduate of the National Fire Academy's Executive Fire Officer Program, and is a nationally registered Emergency Medical Technician–Paramedic.

Director of Quantitative Analysis

DOV CHELST, PH.D.

BACKGROUND

Dr. Chelst is an expert in analyzing public safety department workload and deployment. He manages the analysis of all public safety data for the Center. He participates in all phases of The Center's studies from initial data collection, on-site review, large-scale dataset processing, statistical analysis, and designing data reports.

Dr. Chelst has a Ph.D. Mathematics from Rutgers University and a B.A. Magna Cum Laude in Mathematics and Physics from Yeshiva University. He has conducted research in complex analysis, mathematical physics, and wireless communication networks and has presented his academic research at local, national, and international conferences, and participated in workshops across the country.

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Fire Chief Recruitment Methodology

CPSM will assist the Montgomery Township, PA, with a Fire Chief-executive recruitment process. The data and information gathering process along with an organizational analysis conducted by CPSM team members during the fire department assessment analysis will provide CPSM with a firm understanding of fire department programs, organization, needs, issues, and challenges, and will align CPSM with the Fire Chief roles and responsibilities. Our assessment and research will also serve as the foundation for the development of job posting, recruitment background, and candidate assessment materials. Through this process our ability to align a candidate selection process with the current environment and desired outcomes will predict success and the validity of the selection process.

Recruitment Process

CPSM will design and manage all materials and interviews and candidate assessment, along with the assistance from the Township. The following will be the CPSM process:

- Establish a secure cloud file system for the secure exchange of recruitment documents and selection scoring.
- Meet and work with designated Montgomery Township, PA, staff to identify experience, education, training, specific core competencies, and professional and legal requirements that are required or desired at entry into the Fire Chief position. This will include initial and on-going virtual meetings.
- Work with designated Montgomery Township, PA, staff in the development of a recruitment profile, job posting, and Fire Chief brochure. CPSM will:
    - Develop job posting.
    - Develop Fire Chief recruitment brochure.
    - Advertise position for thirty (30) days locally, regionally, statewide, and nationally.
        - *Job AD posting to some sites are fee based, which is billed back to the client at the completion of the hiring process.*
- Work with designated Montgomery Township, PA, staff in the development of structured resume screening to determine which candidates advance through the initial screening phase.
    - Review all applications and resumes.
    - Select candidates to move to the next screening phase (**virtual interview**).
- Work with designated Montgomery Township, PA, staff in the development of candidate questions and scoring criteria for **virtual interviews** of selected candidates. Process includes:
    - Designated Montgomery Township, PA, internal staff.
    - Work with designated Montgomery Township, PA, interview staff on scoring of candidates and identifying which candidates advance to the next screening phase (**written assessment**).
- Work with designated Montgomery Township, PA, staff in the development of candidate written questions to be distributed to candidates who advance to this phase. These are typically eight to ten questions that focus on contemporary fire and EMS department program delivery.
    - Develop questions, scoring criteria, and candidate response timeline.
    - Identify panel review members.
    - Issue to candidates digitally.
    - Panel members review responses and posts scores.

- Identify which candidates advance to the next screening phase (**in-person assessment center and community meeting**).

- Work with designated Montgomery Township, PA, staff in the development of a Fire Chief recruitment **in-person assessment center**.
  - Establish panel members (internal and external).
  - Develop Assessment Center - potential assessment center includes:
    - Panel 1: Structured interview with Township officials.
    - Panel 2: Extemporaneous presentation.
    - Panel 3: Structured interview with Volunteer Officers and IAFF.
    - Panel 4: Role play/simulation exercise.
- Work with designated Montgomery Township, PA, staff in the development of a Fire Chief recruitment **community meeting** (occurs the afternoon/early evening the day before the assessment center).
  - Choose an appropriate location.
  - Develop public information release announcing event.
  - Develop community member feedback cards designed to gather candidate input for leadership to review.
- For those candidates participating through all phases of the process, the Montgomery Township, PA will consider all the information and make a final selection.
- The Montgomery Township, PA is responsible for the selected candidate's **formal background assessment.**

Management Approach

CPSM assigns a lead project consultant to each project it performs. Our lead contract consultant is responsible for all aspects of project execution and contractual compliance. Chief Joe Pozzo will be the lead project consultant for this project. He will serve as the main point of contact for the Montgomery Township, PA. Joe will lead our project team in performing the required scope of services in accordance with the contract scope of work, CPSM's quality standards, and the established project budget and schedule.

Project Kickoff and Communication

After the contract award, our lead project consultant will arrange an initial virtual meeting with the Montgomery Township, PA to discuss our approach to the project scope of work, as well as begin the stakeholder dialogue that will drive the recruitment's success.

When CPSM is engaged in a project for a client, we make our project team accessible to our client and available to support the project as needed to ensure successful performance. We have found that by collaboratively partnering with our clients, we are able to work more effectively and efficiently while ensuring a more comprehensive assessment and report. At the project kickoff meeting, we will introduce our project team to the Montgomery Township, PA, stakeholder group and share our team's contact information. This step facilitates better project communication and performance.

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Project Timeline

CPSM proposes the following estimated recruitment timeline. It is estimated that this process will take approximately 120-150 days. ***The goal is to finish the CPSM process before Thanksgiving.***

Project Component	Month 1	Month 2	Month 3	Month 4	Month 5
Recruitment Kickoff					
Recruitment Research and Analysis					
Develop Job Advertisement and Recruitment Brochure--Advertise					
Phase I Interviews					
Phase II Exercise					
Final Assessment Center					
CPSM Progress Meetings (Virtual)					

PROPOSED FEES

The quotation of fees and compensation shall remain firm for a period of 90 days from this proposal submission as indicated below.

Proposed Professional Fees

CPSM Fee Description	Fee
Fire Chief – Executive Recruitment ▪ All meetings (virtual and in-person). ▪ Complete all research and analysis work as outlined in the scope of work. ▪ Complete on-site visit and conduct tours and stakeholder meetings as identified in the scope of work. ▪ Develop and complete all agreed upon phases in the executive recruitment process. ▪ Fee inclusive of travel for meet and greet and final assessment day.	**$36,500**

Proposed Fee Payment Schedule: Fire Chief Selection

Task/CPSM Work	Billing Schedule
▪ Project kickoff meeting with Montgomery Township, PA.	**50-percent** of the Fire Chief Recruitment Fee.
▪ Completion of final phase of the Fire Chief recruitment process.	**50-percent** of the Fire Chief Recruitment Fee.
Total	**100-percent** of the Fire Chief Recruitment Fee.

CONCLUSION

Part of ICMA's mission is to assist local governments in achieving excellence through information and assistance. Following this mission, the Center for Public Safety Management, LLC acts as a trusted advisor, assisting local governments in an objective manner. CPSM's experience in dealing with public safety issues combined with its background in performance measurement, achievement of efficiencies, and genuine community engagement, makes CPSM a unique and beneficial partner in dealing with issues such as those being presented in this proposal. We look forward to collaborating with you further.

CPSM®

Center for Public Safety Management, LLC

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #19

SUBJECT:	Adoption Resolution No. 2026-17, Monarch Butterfly Conservation and Habitat Restoration
MEETING DATE:	August 10, 2026
BOARD LIAISON:	Beth A. Staab, Environmental Advisory Committee (EAC)
INITIATED BY:	Carolyn McCreary, Township Manager

BACKGROUND:

Earlier this year, the Chairwoman received a communication from the National Wildlife Federation (NWF) seeking the Township's participation in this initiative.

Specifically, it noted "With our nation's migratory monarch butterfly populations dwindling, leaders like yourself hold the key to rallying our community around critical conservation efforts that can help this imperiled pollinator. The Mayors' Monarch Pledge provides a proven framework intended to support efforts to create and expand habitat for monarchs and other wildlife, where people live, work, learn, play, and worship."

The EAC met in April and discussed what action items the township can 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.

MOTION/RESOLUTION:

Motion to adopt Resolution 2026-17 recognizing the importance of monarch butterfly conservation and habitat restoration.

1) Motion by: _____ Second by: _____
2) The Chairwoman will call for public comment.
3) The Chairwoman will call for a vote.

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MONTGOMERY TOWNSHIP, RECOGNIZING THE IMPORTANCE OF MONARCH BUTTERFLY CONSERVATION AND HABITAT RESTORATION

WHEREAS, the monarch butterfly is one of North America's most recognizable and beloved pollinators, undertaking an extraordinary annual migration spanning thousands of miles across the United States, Canada, and Mexico; and

WHEREAS, monarch butterfly populations have experienced significant declines in recent decades due to habitat loss, climate change, extreme weather events, pesticide exposure, and the widespread reduction of native milkweed and nectar-producing plants essential to their survival; and

WHEREAS, healthy monarch populations contribute to thriving ecosystems by supporting pollination and serving as indicators of environmental health, benefiting agriculture, biodiversity, and future generations; and

WHEREAS, monarch caterpillars rely exclusively on native milkweed species as their host plants, while adult butterflies depend upon a diverse array of flowering native plants that provide nectar throughout their migration and breeding seasons; and

WHEREAS, individuals, schools, businesses, conservation organizations, community groups, and local governments can play an important role in monarch conservation by protecting, restoring, and creating habitat through the planting of native milkweed and other native flowering plants, reducing unnecessary pesticide use, and promoting stewardship of natural landscapes; and

WHEREAS, raising public awareness about the monarch butterfly's decline inspires meaningful conservation actions that help sustain wildlife, strengthen ecosystems, and preserve these remarkable species for future generations;

NOW THEREFORE BE IT RESOLVED that the Montgomery Township Board of Supervisors hereby recognizes the importance of monarch butterfly conservation and encourages all residents, businesses, educational institutions, and community organizations to support efforts to restore and protect monarch habitat.

BE IT FURTHER RESOLVED, that we encourage the planting and preservation of native milkweed and diverse native flowering plants, the protection of pollinator habitat in parks, neighborhoods, schools, farms, and private landscapes, and continued education and community engagement to advance pollinator conservation.

Adopted this 10th day of August 2026

Tanya C. Bamford, Chairwoman

Beth A. Staab, Vice-Chairwoman

Candyce Fluehr Chimera, Member

Audrey R. Ware-Jones, Member

Eric S. Pelletier, Member

Attest: Carolyn McCreary, Secretary