

Worcester Township Board of Supervisors
Business Meeting Minutes
October 15, 2025

Call to Order

The meeting was called to order at 7:00 p.m. by Chair Rick DeLello at the Worcester Township Community Hall, 1031 Valley Forge Road, Lansdale, PA. The meeting was recorded for broadcast.

Pledge of Allegiance

The Board and audience recited the Pledge of Allegiance.

Roll Call

Supervisors present: Chair Rick DeLello, Vice Chair Lou Betz, and Supervisor Steve Quigley.

Staff present: Township Manager Dan DeMeno, Assistant Manager Christian Jones, Solicitor Wendy McKenna, Engineer John Evarts, and Finance Director Nicole Quagliariello.

Meeting Minutes

Motion by Quigley, second by Betz, to approve the September 17, 2025 Business Meeting Minutes as presented. Motion carried 3–0.

The September 17, 2025 Workshop Meeting Minutes were tabled for corrections.

Informational Items

Perkiomen Valley 250 Presentation

Historian Emily Sneff, consulting curator at Historic Trappe, presented on the Perkiomen Valley 250 initiative commemorating America's 250th anniversary. The program will promote local history and tourism through multi-year regional events and exhibits. Sponsorship opportunities were described, with Upper Providence Township contributing \$50,000 over three years and Trappe and Perkiomen Townships at \$25,000 each. The Board thanked Ms. Sneff for her presentation and noted that the proposal would be reviewed during budget planning.

Community Day Recap

Chair DeLello thanked staff, particularly Dustin Schreiber, for organizing a successful Community Day. The event saw high attendance and positive vendor feedback. He also thanked the Worcester Volunteer Fire Department for its participation and noted the Township's intention to continue growing the event.

Public Comment (Items Not on the Agenda)

Bill McGrane – Farmers Union

Mr. McGrane, president of the Farmers Union Company for the Recovery of Stolen Horses and Detecting Thieves, presented the group's 191-year history and its legacy of civic involvement in Worcester, including formation of the Fire Department and Historical Society. He expressed frustration that the Township has not responded to repeated requests for use of the Fisher Road barn for historical storage. Chair DeLello acknowledged the concern and stated the matter would be reviewed internally.

Burt Hynes – Friends of Worcester

Mr. Hynes invited the Board and public to the Friends of Worcester's Open Space Presentation on October 16 at the Methacton Middle School Planetarium, providing an aerial overview of preserved open space in the Township. The Board thanked him and encouraged attendance.

Megan Mackey – Kriebel Mill Road

Ms. Mackey raised safety concerns regarding speeding on Kriebel Mill Road, particularly during school bus pickup hours. She requested speed limit signage and traffic-calming measures. Chair DeLello explained that Worcester does not install speed bumps but will review signage and monitoring options. Manager DeMeno stated that Public Works would deploy a temporary speed monitor to the location. Supervisor Betz suggested coordination with the school district regarding bus procedures.

Bill List and Treasurer's Report

Motion by Quigley, second by Betz, to approve September 2025 bill payments in the amount of \$777,568.16 and to accept the Treasurer's Report. Motion carried 3–0.

Board Discussion and Actions

Meadowood Health Care Center Northeast Expansion – Final Land Development Approval
Attorney Kate Harper, representing Meadowood, requested final land development approval for a three-story expansion providing 38 new healthcare beds and associated site improvements. Engineer Tim Woodrow described updates to the stormwater system, retaining wall design, and internal circulation plan. Harper confirmed that Meadowood would comply with all review letters from CKS Engineers, Bowman Consulting, and Montgomery County Planning Commission, and would pay required traffic impact and sewer fees.

Requested waivers included: (1) use of HDPE storm pipe for private storm sewers, (2) use of small-diameter internal storm lines, and (3) compact parking for maintenance vehicles. Engineer Evarts supported the waivers, noting they were consistent with previous approvals and appropriate for private facilities.

Supervisor Betz expressed concern about incomplete documentation and plan inconsistencies in the bed count. Woodrow confirmed the final total of 38 beds and noted that administrative items would be addressed before final plan signing. Solicitor McKenna confirmed that all outstanding conditions are included in Resolution 2025-17 and must be met prior to recording.

Public Comment:

Planning Commission member Bob Andorn questioned whether fire marshal approval was complete. Engineer Evarts and Solicitor McKenna clarified that the fire marshal's review had been completed and any remaining items were incorporated as conditions of approval.

Motion: Motion by Quigley, second by DeLello, to adopt Resolution 2025-17 granting final land development approval for Meadowood Health Care Center Northeast Expansion, subject to compliance with all stated conditions.

Vote: Motion carried 2–1, with Betz opposed, citing incomplete documentation and preference for final plan review before approval.

2026 Budget Presentation

Finance Director Nicole Quagliariello presented the draft 2026 budget.

- No new taxes or increases are proposed; Worcester's real estate tax rate remains 1/20 of a mill, the lowest in Montgomery County.
- Earned Income Tax projected at \$3.7 million; Real Estate Transfer Tax at \$300,000.
- Continued fire company support: \$193,000 operating, \$172,000 capital, and \$100,000 for EMS.
- Projected \$713,000 transfer to the Capital Fund for road, bridge, and equipment improvements.

Manager DeMeno explained refinements to revenue forecasting to better align with Berkheimer data and national economic projections. He noted new funding for two to three Township concerts in 2026 and described capital work including Green Hill Road bridge repairs, Weber Road pipe replacement, and guiderail upgrades. Sewer rates will increase 3.5% for residential and 4% for commercial customers to fund system evaluations and upgrades.

Supervisor Quigley supported the Township's conservative fiscal approach. The Board agreed to release the full draft one week before the November meeting for advertisement consideration.

Community Recognition and Other Discussion

Supervisor Betz revisited Mr. McGrane's earlier comments, supporting expedited use of the Fisher Road barn for artifact storage. He also suggested renaming Heyser Field in recognition of the Farmers Union's long-standing history in Worcester, noting the organization's community role predates many Township institutions. Supervisor Quigley agreed with preserving the heritage but suggested the Township evaluate suitable recognition options and potential public display of artifacts. The Board agreed to continue discussions.

Public Comment (Final)

Christine Steere thanked the Board and staff for bringing back Community Day after several years and urged that it continue annually. She said events like Community Day and the upcoming 250th anniversary celebrations build civic pride and help strengthen community identity. She encouraged the Township to budget continued funding for family-oriented events, noting that these gatherings showcase Worcester's history and foster long-term resident engagement.

Ed Moore commented on the 2026 draft budget. He asked several clarifying questions about how projected expenditures compared with prior years and requested more detail in future public summaries, particularly on capital transfers and road program allocations. Mr. Moore suggested that the Township consider providing a simple, plain-language version of the annual budget online to help residents better understand where funds are spent.

Bob Andorn also spoke, emphasizing the need for earlier release of detailed budget materials and raising questions about administrative payroll adjustments. The Board thanked all residents for their input.

Board Comments

Supervisor Betz thanked residents for their engagement and reiterated support for preserving Worcester's heritage and enhancing local traffic safety.

Adjournment

Motion by Quigley, second by Betz, to adjourn. Motion carried 3–0. The meeting adjourned at 8:42 p.m.