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At the Center of Montgomery County

BOARD OF SUPERVISORS
WORCESTER TOWNSHIP
BUSINESS MEETING MINUTES
WEDNESDAY, FEBRUARY 18, 2026 — 6:30 PM
WORCESTER TOWNSHIP COMMUNITY HALL

CALL TO ORDER

Chair Lou Betz called the Business Meeting to order at 6:30 PM and led those present in the Pledge of Allegiance.

ATTENDANCE

Present: Chair Lou Betz; Vice Chair Christine Steere; Supervisor Rick DeLello

Also Present: Township Manager Dan DeMeno; Assistant Township Manager Christian Jones; Township Solicitor Wendy McKenna, Esq.; Township Engineer John Everts, CKS Engineers

ANNOUNCEMENTS

The Township Manager announced that the meeting was being video recorded for future broadcast.

Solicitor McKenna announced that the Board held an Executive Session on February 2, 2026 to discuss threatened litigation concerning alleged violations of the Pennsylvania Sunshine Act at the January 5, 2026 Reorganization Meeting. She stated that a resident had alleged two specific violations related to actions taken at that meeting: appointment of the PSATS Voting Delegate and authorization to seek Requests for Proposals (RFPs) for Township Solicitor. Based on legal review, those items were placed on the agenda for action at this meeting.

INFORMATIONAL ITEMS

Fire Police Swearing-In — Vladik Aranov

Mr. Josh Anderson, Fire Police Captain with the Worcester Volunteer Fire Department, explained the role of Fire Police in traffic control, scene security, and crowd management during emergency responses and community events. He noted that Fire Police officers must complete departmental training and county coursework and be sworn in under Pennsylvania law as Special Fire Police Officers.

Chair Betz administered the oath of office to Mr. Vladik Aranov as a Special Fire Police Officer for Worcester Township.

Informational Presentation — Primrose Schools

Attorney Julie Von Spreckelsen of Eastburn & Gray presented on behalf of Primrose Schools regarding a



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proposed childcare center at 1501 North Wales Road and a pending Zoning Hearing Board application seeking relief related to building floor area and signage. Mr. Jason Lang, Development Project Manager for Primrose Schools, provided additional information regarding state childcare requirements and anticipated enrollment. Board members asked questions regarding building size, setbacks, and signage. Supervisors emphasized that the Zoning Hearing Board is an independent quasi-judicial body. No action was taken.

GENERAL PUBLIC COMMENT

Mr. Bill McGrane, Stump Hall Road, speaking on behalf of the Worcester Farmers Union Company, addressed the Board regarding the Township-owned open space property located behind the Township Building. He requested that the Board consider formally naming the property to reflect its longstanding agricultural and community use, specifically proposing the name "Farmers Union Showgrounds."

Mr. McGrane explained that the property has historically been used for agricultural fairs, exhibitions, and community gatherings associated with the Farmers Union and related organizations for many decades. He stated that while the land is now publicly owned, its historical identity remains closely tied to those activities and organizations, and that adopting a name reflecting that heritage would preserve the property's historical significance for future generations.

He noted that the property has been referred to by various names over time, often reflecting prior ownership or informal usage, and stated that a formal designation by the Township would provide clarity and recognize the site's historical role within the community. Mr. McGrane emphasized that the proposed name would honor the agricultural roots of Worcester Township and acknowledge the contributions of the Farmers Union to local history.

Mr. McGrane indicated that he was not requesting immediate action but asked that the Board consider the proposal and review any relevant documentation associated with the Township's acquisition of the property. He expressed willingness to provide additional historical information if requested.

OFFICIAL ACTION ITEMS

1. Consent Agenda

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to approve the Consent Agenda including:

- January 21, 2026 Business Meeting Minutes
- Treasurer's Report and other Monthly Reports
- Monthly Bill Payment in the amount of \$623,476.07

Public Comment

Mr. Bob Andorn commented that the meeting minutes did not accurately reflect prior public comment participation and requested that bill payment reports include the budget account numbers associated with each expenditure so residents could determine which budget lines were being used. Township Manager DeMeno stated that the Township's minutes are significantly more detailed than legally required under Pennsylvania law and that revising previously drafted minutes to reflect precise placement of comments would require extensive review of the meeting record. He indicated that staff would follow the Board's direction but did not recommend tabling the minutes for revision.

Vote:

Supervisor DeLello — Aye

Vice Chair Steere — Aye

Chair Betz — Aye

Motion carried 3–0.

2. Motion to Appoint PSATS Voting Delegate

Township Manager DeMeno explained the purpose of designating a voting delegate for the PSATS Annual Conference.

Motion was made by Supervisor DeLello, seconded by Chair Betz, to appoint Chair Lou Betz as the PSATS Voting Delegate.

Public Comment: None.

Vote:

Supervisor DeLello — Aye

Vice Chair Steere — Aye

Chair Betz — Aye

Motion carried 3–0.

3. Motion to Authorize Township Manager to Seek RFPs for Township Solicitor

Motion was made by Vice Chair Steere, seconded by Chair Betz, to authorize issuance of Requests for Proposals for Township Solicitor services.

Public Comment

Mr. Tim Creelman spoke in support of the current solicitor and recommended evaluation criteria for proposals, including identification of the specific attorney who would serve the Township, availability, number of municipal clients served, and continuity for ongoing legal matters. He also suggested that, if a

new solicitor were selected, consideration be given to retaining the current solicitor to complete active litigation to avoid additional costs and delays.

Mr. Ed Moore expressed support for issuing an RFP as a routine review of professional services to ensure accountability and competitive evaluation.

Mr. Jim Mollick addressed the Board regarding the proposed authorization to issue Requests for Proposals (RFPs) for Township Solicitor services. He expressed concern about the circumstances leading to the RFP and questioned whether prior discussions about professional services had occurred outside of public meetings. Mr. Mollick referenced statements made at a previous meeting regarding communications between Township officials and suggested that the public had not received a full explanation of those discussions. He stated that he intended to submit a Right-to-Know request to obtain related records.

Mr. Mollick further questioned whether Township business had been conducted privately through the Township Manager as an intermediary between Supervisors and asked about Township policies governing retention or destruction of emails, text messages, and social media communications. During his remarks, he suggested that communications conducted outside of public meetings could implicate transparency requirements.

Solicitor McKenna advised that the discussion had moved beyond public comment into cross-examination of the Board and that Board members were not required to respond to such questioning during the public comment period. Mr. Mollick concluded his remarks without further response from the Board.

Vote:

Vice Chair Steere — Aye

Chair Betz — Aye

Supervisor DeLello — Nay

Motion carried 2–1.

4. Motion to Certify Qualified Act 172 Fire Volunteers for Earned Income Tax Credit

Township Manager DeMeno explained that Act 172 allows municipalities to provide earned income tax credits to volunteer firefighters meeting participation requirements and that the Fire Chief had submitted a list of eligible members.

Motion was made by Supervisor DeLello, seconded by Vice Chair Steere, to certify the eligible volunteers.

Public Comment: None.

Vote:

Supervisor DeLello — Aye

Vice Chair Steere — Aye

Chair Betz — Aye

Motion carried 3–0.

OTHER BUSINESS

No additional business was presented by the Board.

PUBLIC COMMENT

Mr. Bob Andorn provided additional public comment regarding the monthly bill list and the Township's financial reporting. He reiterated his earlier request that the bill list include the associated budget account number for each payment. He stated that the bill list currently shows vendors, dates, and amounts, but does not identify the account or accounts being charged, which prevents the public from understanding how costs are being applied. He stated that including the account number would allow residents to correlate individual payments with the Township's monthly budget analysis report.

Mr. Andorn cited an example from the prior month involving a large payment to Heidelberg and stated that, while the vendor and amount suggested road program work, the related budget account total did not appear to match the payment amount, leading him to believe a single vendor payment may be split across multiple accounts. He stated that without account coding shown on the bill list, the public cannot determine how those amounts were allocated.

Township Manager DeMeno responded that the Heidelberg payment was split across multiple accounts and addressed whether account coding could be added to the bill list. He stated that it could not be generated easily through existing reporting and that staff had reviewed different reports, but there was no efficient way to produce a bill list with that level of detail without creating other issues, including dissemination of confidential financial information that should not be public-facing.

Mr. Andorn responded that he was not seeking proprietary information and stated that the account coding necessarily exists internally when invoices are entered into the system. He stated that, as part of processing invoices, staff must apply the account or accounts at the time of entry, and he asked that the Township simply include that account column on the bill list. He stated that if a bill is split between two accounts, the split is known at entry (for example, a portion to one account and a portion to another). He stated that other municipalities provide account coding and that he did not believe it would require excessive additional effort.

Mr. Andorn also raised concerns about the monthly budget analysis report and stated that, for the current month's report, he observed certain expenditure accounts showing negative values. He stated

that he did not understand how negative values could appear in the first month of the year and suggested possible causes such as credits, corrections, coding changes, or adjusting entries. He stated that without account information tied to payments, the public cannot reconcile those figures or understand the reason for the negative amounts.

Chair Betz asked clarifying questions about what Mr. Andorn was requesting, including whether he was asking for inclusion of the account number or numbers on the bill list to identify where the money is being applied. Mr. Andorn confirmed that request and stated that the objective was to match bills paid to budget accounts for transparency and public understanding.

Township Manager DeMeno responded that providing that level of detail could hypothetically be done manually but stated it would be highly irregular and that he had not seen it done in his experience. He also stated that the Township engages a professional firm to review and ensure proper placement of accounts annually as required by DCED and questioned whether manually producing that information each month would be a productive use of staff time.

Chair Betz advised that if Mr. Andorn had specific questions, he could submit them to the Township Manager and Board for review. Mr. Andorn stated that he would submit a list of specific questions monthly and further commented on his concerns regarding changes within the budget document and allocations. Township Manager DeMeno responded that the implication that the Finance Director was "arbitrarily" changing numbers was not appropriate. Mr. Andorn clarified that he would submit the request and asked for explanations of the items he believed did not make sense.

No additional public comment was offered.

ADJOURNMENT

Motion was made by Supervisor DeLello and seconded by Chair Betz to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at approximately 7:30 PM.

Respectfully submitted,

Dan DeMeno
Township Manager