

WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING MINUTES

November 19, 2025

Worcester Township Community Hall

Call to Order

Chairman Rick DeLello called the meeting to order at approximately 7:05 PM and led the Pledge of Allegiance.

Present

- Rick DeLello, Chairman
- Lou Betz, Vice Chairman
- Steve Quigley, Supervisor
- Dan DeMeno, Township Manager
- Christian Jones, Assistant Township Manager
- Nicole Quagliariello, Finance Director
- Wendy McKenna, Township Solicitor
- Michelle Fountain, CKS Engineers

Recording Statement

Assistant Township Manager Jones announced that the meeting was being recorded for future broadcast.

Budget Presentation – Informational Item

Township Manager DeMeno and Finance Director Quagliariello presented the 2026 draft budget. The presentation noted that the Township continues to maintain strong financial footing despite wider state and federal budget instability. The 2026 Budget includes no new taxes, maintains services, and supports capital projects without requiring new debt.

The presentation covered revenue projections, expenditures, capital funding, and major initiatives for 2026, including the wastewater system study, continued road resurfacing, stormwater work, and investments in parks and equipment. Sewer rates are proposed to increase by 3.5% for residential users and 4% for commercial users to sustain long-term infrastructure needs.

Supervisor Quigley offered reflections on his 18 years of service on the Board, expressed appreciation for staff and residents, and welcomed Supervisor-elect Christine Steere.

Public Comment – 1616 Whitehall Road

Resident Tim Creelman requested an update regarding code enforcement at 1616 Whitehall Road. The Township Solicitor summarized the October 2025 Zoning Hearing

Board decision upholding the Township's enforcement position, the property owner's subsequent appeal to the Montgomery County Court of Common Pleas, and the Township's filing to intervene. She also confirmed that the Attorney General declined to accept the owner's ACRE Act complaint.

Manager DeMeno responded to questions regarding DEP and Conservation District review of the owner's stormwater permit application and confirmed the Township continues to monitor the site. Discussion followed regarding satellite imagery, the nature of equipment stored on the property, and enforcement challenges.

Supervisor Quigley offered additional background on agricultural operations statewide and noted that the Township's record before the Zoning Hearing Board was strong and well-prepared.

#### Consent Agenda

The Board approved the following items:

- September 17, 2025 Work Session Minutes
- October 15, 2025 Business Meeting Minutes
- Treasurer's Report and monthly reports for October 2025
- Bill payments for October 2025 in the amount of \$350,382.27

Motion by Vice Chairman Betz, seconded by Supervisor Quigley. Motion passed unanimously.

#### Motions and Action Items

##### 1. Pay Estimate No. 2 – 2025 Road Paving Program

The Board reviewed Pay Estimate No. 2 to Heidelberg Materials Northeast LLC in the amount of \$817,368.90. Ms. Fountain of CKS Engineers confirmed completion of paving and ADA ramp work, with only line striping and retainage outstanding.

Motion by Vice Chairman Betz, seconded by Supervisor Quigley. Motion passed unanimously.

##### 2. Sewage Facilities Planning Module – 3268 Barley Lane

The Board considered a planning module for a proposed addition requiring designation of a reserve drain field. CKS Engineers and staff confirmed all testing and requirements were satisfied. The Planning Commission recommended approval.

Motion by Vice Chairman Betz, seconded by Supervisor Quigley. Motion passed unanimously.

### 3. Authorization to Advertise the 2026 Township Budget

The Board discussed the draft budget, including staffing considerations, capital planning, sewer study funding, and ongoing legal costs. Vice Chairman Betz and Supervisor Quigley each offered additional remarks regarding long-term financial planning and the need for flexibility in managing unforeseen infrastructure and legal expenses.

The Board authorized advertisement of the 2026 Budget for the required 30-day inspection period.

Motion by Vice Chairman Betz, seconded by Supervisor Quigley. Motion passed unanimously.

#### Public Comment – Budget

Resident Bob Andorn posed questions regarding sewer capital spending, the structure of the Township's 2016 sewer bond, and the Fisher Road acquisition loan. Staff explained the Hickory Hill assessment financing method, clarified the advantage of the Township's fixed low-rate borrowing compared to investment returns, and noted the importance of conservative revenue and expense projections.

Mr. Andorn also expressed concerns regarding timing of budget availability and the need for increased transparency.

Supervisor Quigley provided additional remarks based on business and agricultural experience, noting the difficulty of predicting litigation and emergency capital needs. Manager DeMeno clarified the use of reserves and multi-year capital planning practices.

Resident Jim Mollick offered extended comments on the history of Worcester's fiscal management, the Township's conservative budgeting philosophy, the importance of maintaining reserves, and successes in improving transparency and long-term financial stability.

#### Additional Public Comment

Residents and officials exchanged final remarks regarding sewer conditions, capital planning, and fiscal management.

#### Adjournment

There being no further business, the meeting adjourned at approximately 8:35 PM.

Respectfully submitted,

Dan DeMeno

Township Manager & Secretary