

2026 Budget Passes with No Tax Increase Despite \$1M Shortfall



2026 Adopted Budget



On December 8, 2025, the Upper Providence Township (UPT) Board of Supervisors (BOS) adopted a balanced \$48.61 million budget for 2026 without raising taxes, despite facing a projected \$1 million shortfall. The BOS approved the budget following a series of public workshops and departmental cost-cutting efforts.

The shortfall stemmed from a nearly 3% decline in the township's \$2 billion real estate base, driven by commercial vacancies and successful assessment appeals. This erosion impacted both real estate and earned income tax (EIT) revenues, which are key funding sources for the township. To close the gap, all departments were required to reduce operating costs and scale back capital expenditures. The final budget includes \$31.47 million in operating expenses and \$17.15 million in capital investments. "We are pleased to present a balanced budget that maintains essential services without burdening taxpayers," said Township Manager Timothy J. Tieperman in the transmittal letter.

Revenue and Spending Highlights

The 2026 budget maintains the real estate tax rate at 2.75 mills. Despite this, the township expects to collect approximately \$6.15 million in real estate taxes, assuming a 95% collection rate. The EIT remains the largest revenue source at \$12 million, though growth has slowed due to hybrid work trends.

The township's fund accounting approach, mandated by the Pennsylvania Department of Community and Economic Development, segments revenues and expenditures across several funds. These include the General Fund, Sewer Enterprise Fund, Capital Expenditure Fund, and others.

Key revenue sources include:

- \$14.57 million from Act 511 taxes and fees
- \$6.2 million from real estate taxes
- \$3.1 million in parks and recreation revenues
- \$7.3 million in sewer-related revenues

On the expenditure side, public safety remains a top priority:

- Police services account for \$7.79 million (31.3% of General Fund spending)
- Fire and emergency services are budgeted at \$3.9 million
- Public works and infrastructure maintenance total \$3.5 million

Capital Projects and Infrastructure

The \$17.15 million capital budget supports a wide range of projects, including:

- \$3.7 million in road paving
- \$3.1 million for sewer line replacements
- \$2.38 million in park improvements, partially funded by state grants

Notable projects include the Anderson Farm Park trail loop and the Taylor Park Improvement Project, both supported by state funding.

The township's conservative budgeting reflects caution amid ongoing economic uncertainty. The Board cited the unpredictability of real estate transfer taxes and the cyclical nature of EIT revenues as reasons for maintaining a strong reserve position.

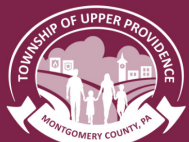
Commercial reassessments have significantly impacted the tax base. The top 15 commercial properties saw a combined \$66 million reduction in assessed value, representing about 25% of the township's real estate tax revenue.

Despite these challenges, the township avoided layoffs or service cuts. Instead, it relied on internal efficiencies, delayed capital purchases, and careful revenue forecasting.



Administration

Township Administration Hours
Monday-Thursday 7:30 AM - 4:00 PM
Friday 7:30 AM - 12:30 PM
Phone: (610) 933-9179
Email: admin@uprov-montco.org



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Honoring Albert Vagnozzi


On October 20th the Board of Supervisors recognized former township supervisor and longtime resident Albert Vagnozzi (Al) with a plaque “...in grateful recognition of his instrumental role in establishing robust fire and emergency medical services for the residents of Upper Providence Township.”

“Through his leadership, forward-looking vision, and unwavering commitment to public safety, he helped turn a vital community need into a lasting reality—strengthening emergency services and safeguarding generations to come.”

The plaque will be permanently displayed in the vestibule of the Department of Fire & Emergency Services facility on Black Rock Road. Presented by Chair Bill Starling, Township Manager Tim Tieperman, and Fire Chief Mike Russell on behalf of the board.

Thank you, Al, for your dedication to our community!





EBIKE ORDINANCE

Scan the QR code

for the full Ordinance and more information

Upper Providence Township e-Bike Ordinance

The Board of Supervisors adopted new rules defining e-bikes and recreational motorized vehicles. In Pennsylvania, e-bikes must be under 100 lbs., under 750 watts, max 20 mph under motor power, and operated by someone 16 or older. Anything outside these limits is considered a recreational motorized vehicle.

On public roads, these vehicles must be titled and registered. In Township parks, operators must follow safety rules: helmets for anyone under 21, 80-decibel limit, paved surfaces only, 15 mph speed limit, yielding to pedestrians, and no operation from dusk to dawn.



Planning

See the latest In Development Map from the planning department.

Parcels in Development or Under Construction as of October 20, 2025

- Minor Subdivision
- Final Plan Approved
- Final Plan Under Review
- Preliminary Plan Under Review
- Tentative Plan Under Review
- Tentative Plan Approved
- Under Construction
- Zoning Text Amendment-Pending

Canterbury Meadows
-30 Single Family Detached Homes

Hearthfield
-54 Single Family Detached Homes
(both sides of Rittenhouse Road)

Iroquois Drive
-2-lot Subdivision

S. Lewis Rd. Townhouses
-25 Townhouses

592 S. Mennonite Road
-Agriculture Uses
(Also a conditional use)

246 Hafner Road
-Minor Subdivision

Parkhouse Senior Residential Community
-585 Single Family Houses

Lovers Lane Subdivision
-11 Single family Detached Homes

Amelia Street Townhomes
-8 Townhomes

140 Whitaker Redevelopment
-60 Townhomes

Hasson Road Subdivision
-14 Single Family Detached Houses

Millennium Estates
-4 Single Family Detached Homes

1851 Ridge Pike
-Spotless Car Wash

Meadows at Longview
-25 Single Family Detached Homes

1752 Ridge Pike
-Zoning Text Amendment (hearing on hold)

Emory Manor (781 S. Trappe Road)
-7 Single Family Detached Homes

425 S. Mennonite Rd.
-Transfer of Development Rights
-16 lot subdivision

Hopwood Hills
-48 Carriage Homes

High Development Multifamily
-472 Multifamily Units

Yerkes Station
-228 Multifamily Units

Residences @ Providence TC
-700 Multifamily (228 built)

Dental Office and Day Care

Quest Redevelopment
-120 Townhomes & Retail

PET OF THE MONTH

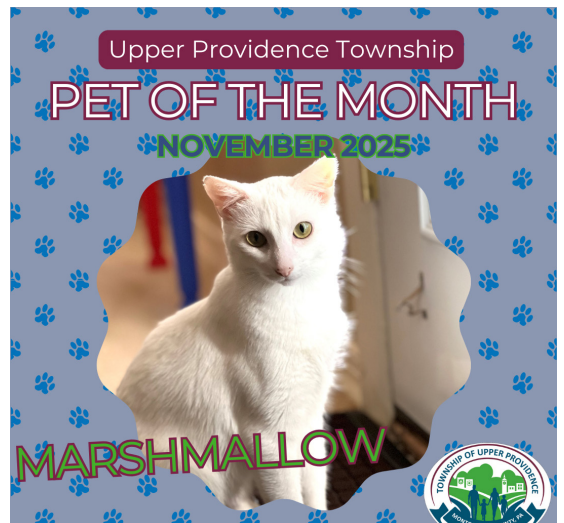
Submit your pet to be featured in our monthly eNews and on our social media sites!



Scan the QR code to enter!



Pet of the Month: Meet Marshmallow!



She is a gentle cat that likes to have cuddles first thing in the morning!
She also likes to make sure all family members are in bed by 10 pm. If not, she will meow and try to "herd" her people.

UPT COMMUNITY CENTER

RENTALS

Rentals at the Community Center will begin to increase with cooler weather & shorter days coming.

You can find schedule changes in the following places:

- Front Desk Staff (in person or phone)
- Signage in Center
- Social media pages
- Refer to our Open Gym Calendar

We will try our best to give you as much notice as possible to changes in the Open Gym schedule.



Fire and Emergency Services

Snow Emergency Routes

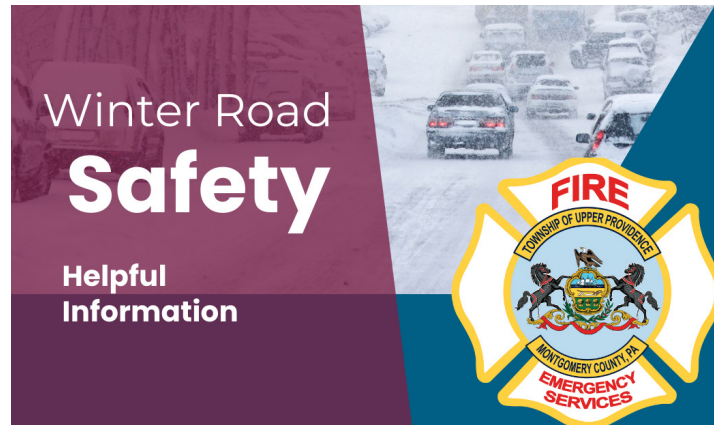
A snow emergency is a local alert issued by the township manager, typically following the state's declaration. During this time, travel should be limited and done with extreme caution. All vehicles must be removed from the designated roads to allow safe and efficient snow removal.

TOWNSHIP SNOW EMERGENCY ROUTES:

- Arcola Road
- Bechtel Road
- Cider Mill Road
- Fifth Avenue - Royersford Line to Vaughn Road
- Gay Street
- Green Tree Road
- Gumbes Road
- Hopwood Road
- Longford Road
- Mennonite Road - Yeager Road to Route 113
- Port Providence Road
- Rittenhouse Road
- Vaughn Road
- Walnut Street
- Yeager Road

STATE SNOW EMERGENCY ROADS:

- Black Rock Road
- Egypt Road
- Lewis Road
- Ridge Pike/Main Street
- Route 29
- Route 113
- Township Line Road



Winter Road Safety Information

As winter arrives, so do frosted windshields and the potential for snowfall.

Be smart and start your car before leaving to defrost your windshield completely. Our officers often respond to crashes where one of the drivers failed to defrost their windshield, hampering their ability to see!

Better yet, when you have to defrost your windshield, *AND* your car is covered in snow, defrost the windshield while you clear the snow off the roof, hood, or truck bed cover. If not adequately removed from the vehicle, snow can turn into a projectile once you get up to speed on the road and cause crashes or injuries.

Finally, we always ask residents to stay off the streets during snowstorms unless they absolutely need to be out and about. Slick road conditions, low visibility, and frigid temperatures can all be a recipe for disaster if you get stuck out in the elements.

Be Alert • Be Informed
READYMONTCO

Subscribe to ReadyMontco

The Upper Providence Township Office of Emergency Management relies on the ReadyMontco system to notify residents, businesses, and visitors of important emergency alerts and community event notices.

Messages can be sent via text, email, or phone call.

To receive these important messages, please subscribe at <https://www.montgomerycountypa.gov/3311/ReadyMontco>

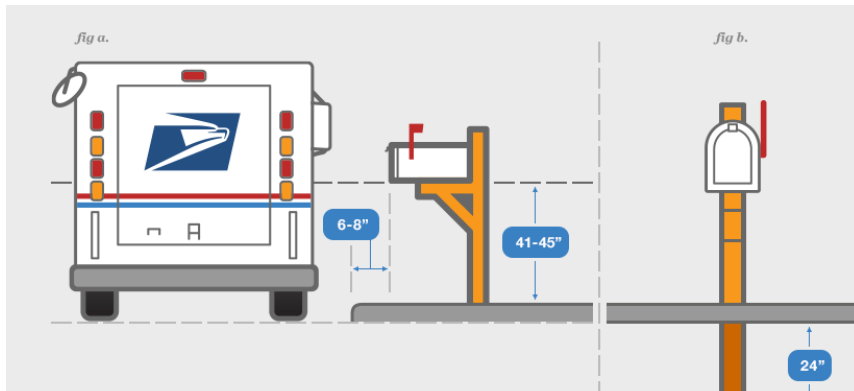


Proper Mailbox Placement Avoids Mishaps

The Public Works Department reminds residents to properly place their mailboxes to avoid snow plow damage.

Please follow the recommendations below:

- Make sure the mailbox is installed and maintained to stand up to heavy snow and wind
- The mailbox should be no closer than 8-inches from the face of the curb or edge of the road.



Should your mailbox sustain damage, please note the following:

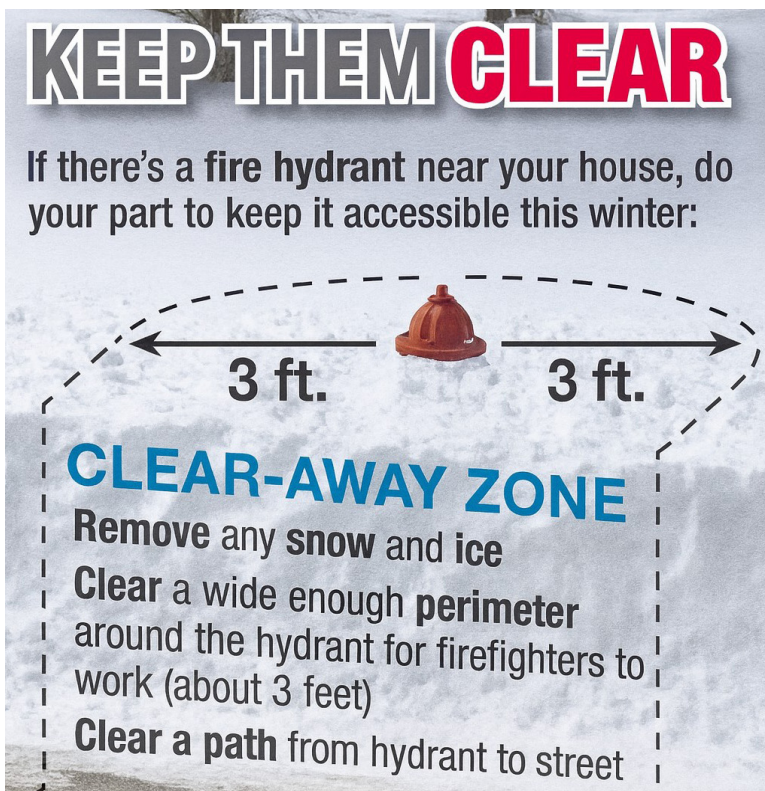
- If the mailbox is protruding into the road and is hit by a plow unit, it is the responsibility of the homeowner to replace or repair.
- If the mailbox is installed properly and is accidentally hit by a snowplow unit, the Township will replace the damaged parts of the mailbox and/or post, however the resident is responsible for installation.

Keep Fire Hydrants Clear

Help us out by shoveling snow away from your nearby Fire Hydrant: We ask for a 3-foot by 3-foot clearance, so firefighters can quickly get water out of the fire hydrant.

Did you know the on average fire engines only carry 500 gallons of water?

Therefore, it is crucial to have a fire hydrant cleared out and ready at a moment's notice.



Snow Removal Information for Residents

Upper Providence Township, The Pennsylvania Department of Transportation (PennDOT), and private communities are all part of the winter team when it comes to clearing snowy and icy roads.

Plowing begins on designated Snow Emergency Routes to provide safe access for emergency response vehicles and then continues onto main roads.

You can help crews clear roads faster and stay safe by following these simple winter rules and suggestions:

- Park all vehicles off the street before, during, and after a snowfall.
- Do not throw snow onto the roadway when shoveling, or you may be fined.
- Shovel an area for trash and recycling containers on the curb or your driveway, but not in the street.
- Parents, please watch your children closely, and instruct them that it is extremely dangerous to play or stand near the street when snow plows are working.
- Do not leave sleds or toys in the street.
- Remove snow from the end of your driveway and in front of your mailbox.
- Shovel snow to the right of the driveway to limit the amount of snow that will be cleared from the roadway back into a clean driveway.




UPT Police and DFES Blood Drive - January 27

The UPT Police and Department of Fire and Emergency Services are proud to sponsor our next blood drive with the American Red Cross on January 27th.


If you are healthy and eligible, please come out to donate. Most donations take about an hour, so book your appointment, roll up your sleeve and become a part of the lifesaving mission of the Red Cross and Upper Providence Township.


Please scan the QR code or visit www.redcross.org and use sponsor code **BOB UP** to register.

**BLOOD DONATION**



**UPPER PROVIDENCE TOWNSHIP
POLICE AND FIRE
BLOOD DRIVE**

GIVE BLOOD, GIVE LIFE
Upper Providence Township
Police & Fire/Emergency
Services invite you to give
blood January 27th





**JANUARY 27
2026
1:00 TO 6:00 PM**

www.uprov-montco.org 
1286 Black Rock Road - Phoenixville, PA 19460 

REGISTRATION ONLINE at www.redcross.org and use the sponsor code BOB UP



Recreation



Visit UPTREC.org or call 610-933-9179 for more details!


Join Us!

THE DECEMBER ACTIVITY GUIDE IS HERE!

UPPER PROVIDENCE TOWNSHIP
PARKS & RECREATION




Register online at: uptrec.org



Welcome to Pokémon Central — a family-friendly hub for card fans and collectors!

Bring your favorite Pokémon cards to trade, display, or simply share with other fans in a fun, welcoming environment. Whether you're a seasoned collector or just starting your journey, this is the perfect place to meet other Trainers, discover new cards, and enjoy the excitement of the Pokémon world. Battles are totally optional and may take place informally between participants who choose to play.

Thurs., 1/15
Thurs., 2/19
Thurs., 3/19
6:30-7:30pm
All ages
Free



Disco Laser Tag

Grab your friends & join us for laser tag at the Upper Providence Township Community Center! Pre-registration is required for this drop off program.


Jan. 23rd
Ages 8-12
5:30-6:30pm
\$5 per person

Register at uptrec.org

Active Shooter & Stop the Bleed Training

Join UPT Police Department & UPT Fire & Emergency Services to learn ways to keep you & your loved ones safe during an Active Shooter incident and how to Stop the Bleed.

March 10th
5:30-8:30pm
\$10 per person
UPT Admin. Building
Register at uptrec.org




PARENTS NIGHT OUT

February 13
5:30-8:30pm
Ages 5-12

\$20/Members
\$25/Non-Members

Pre-Registration is REQUIRED. Please register online at uptrec.org.

We are hiring!

We are looking for talented Dance instructors to join our team! Our Dance Program brings dance to children ages 3 to 12 years old.



INTERESTED IN JOINING US FOR THE SPRING?
CONTACT US AT UPTPARKSANDREC@GMAIL.COM



Upper Providence Township Designated "Official Bird Town"

We are pleased to announce that Upper Providence Township has been designated as an official Bird Town.

Bird Town Pennsylvania works in partnership with local municipalities and like-minded organizations to promote community-based conservation actions to create a healthier, more sustainable environment for birds, wildlife, and people.

For more information visit <https://birdtownpa.org/>

BIRD TOWN
PENNSYLVANIA



birdtownpa.org

Township of Upper Providence

1286 Black Rock Road
Phoenixville, PA 19460
(610) 933-9179
www.uprov-montco.org

Winter 2025
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